

File No.: 04-1000-20-2017-459

May 3, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of November 17, 2017 for:

1. **Records that were referred to and reviewed at the City to approve modular housing on West 59th and Heather including documents showing sign off of approval.**
2. **Emails between the Mayor and Onni [January 1, 2012 to November 16, 2017].**
3. **Emails between the Director of Planning and Onni [January 1, 2012 to November 16, 2017].**
4. **Emails between the Director of Planning and the Mayor regarding the modular homes on this site [January 1, 2016 to November 16, 2017].**
5. **Request internally, to the billboard company, and invoice for the billboard placed on this site that shows the sponsors and picture of the modular structure.**
6. **Request for surveyors to survey the Marpole property that have been working during the week of November 5, 2017 and November 12, 2017.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.14, s.15(1)(l), s.16(1)(c), s.17(1), and s.22(1) of the Act. You can read or download these sections here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

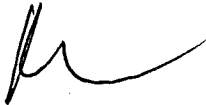
Please note, the Mayor's Office confirms there are no records relating to part two of your request. There are no responsive records related to part six of your request as they are not in the City's care and custody.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-459); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible.

Encl.

:cf

From: "Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>

To: "Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Harrison, Luke \(\cov\)" <Luke.Harrison@vancouver.ca>


"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

Date: 12/1/2017 8:31:28 AM

Subject: Chinese Media 11.23-29** Focus: MarpoleTMH

Attachments: CMedia2017.11.23.docx

Hello : I am sending you the Chinese media overview done in the last week regarding the Marpole site. It was done by the MO and so it has some focus on MGR ^{s.13(1)}



Thanks. RKC

All the best,

Rena Kendall-Craden
Director, Corporate Communications
City of Vancouver

T: 604 673 8121

C: 604 218 6319

Have your say: <http://www.talkvancouver.com>

Chinese Language Media Reports
Period: Nov 23 (Thur) – 29 (Wed), 2017

Total Coverage:

Radio	4
Radio Phone-in shows	2 * Mayor in the show
TV	6
Print	6
WeChat/ On-line	1

Accuracy

- Overall it is accurate except this point that raised my concern:
- Sing Tao's coverage on Nov 29, residents said there will be "about 15 high risk criminals" moving in, and they worried about students and residents' safety.

Marpole TMH

Latest update/ sentiment

- Since City Hall passed the building permit on Monday, residents who opposed to the project have been blocking trucks from entering the site. They said they will continue to do so 24 hours a day. On Wed, a no. of senior managers including City Engineering's Jerry Dobrovolny and others from housing dept. went on site. They said, people will be ticketed with \$250 each time if they purposely interfere a City construction site.
- But protestors said, they'd rather be ticketed than retreat because it's City who first disrespect residents' voices, and the decision making process is completely lack of transparency. They have hired lawyer to sue City. Will explain this in press conference on Friday.
- According to AM1320's Phone-in show on Tuesday, people are very upset. Many said people must vote next year to ensure Gregor Robertson won't be elected again. He made a promise to listen at last election, and people have given him a chance, yet he still doesn't. Some asked why the Marpole community is being targeted.

- There is also a sense of fear that nobody knows when and where TMH will arrive at their neighborhood and they will be not have a say just like the Marpole residents did.
- Residents are planning to sue City for lack of consultation. They will meet and release details on Friday.

Key Themes

○ Lack of consultation

<u>Residents in Opposition</u>	<u>City</u>
<ul style="list-style-type: none"> ▪ Being stripped of rights of consultation as residents ▪ What City does is plain wrong, and illegal. It infuriated the Marpole community. ▪ Undemocratic- One resident who is an immigrant said, “we came across the ocean all the way to start our live in Canada, and now City takes away our right of consultation. Is this a democratic country? Who is going to protect our human right?” ▪ Won’t give up, block construction site ▪ Why Marpole is targeted? ▪ Already given Gregor Robertson a second chance when he pleaded at last election, but he didn’t change. Must vote for another leader who listens 	

○ Location

<ul style="list-style-type: none"> ▪ Not opposed to homeless but right 	<ul style="list-style-type: none"> ▪ Offer to City, not privately owned: implies
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besides school is wrong	City doesn't have the choice to pick
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○ Safety

<ul style="list-style-type: none"> ▪ Drug needles found at back lane of Terminal's TMH site—implies: parents' concerns may be right, and contradicts to City staff: "the vast majority of them built in the past few years don't have any complaints. So we are quite confident." ▪ Whether the needles are from tenants there or people passed by is unknown 	<ul style="list-style-type: none"> ▪ Confident as most projects in the past don't have any complaints. ▪ Over 2,000 homeless people in the City who needed to settle urgently
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○ Screening

<ul style="list-style-type: none"> ▪ Demand criminal record check ▪ What kind of tenants in Service Level 3 is still unclear 	<ul style="list-style-type: none"> ▪ BC Tenancy Act doesn't allow criminal record check ▪ Cannot discriminate
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○ Lack of Trust

- Don't believe in City not having any other sites available
- M59th site isn't a convenient site for homeless
- Residents' intentions were twisted- ie. property values not a factor. To many who make Marpole their permanent homes, it doesn't matter and would mean paying less property tax if it does.
- NPA Cllrs. also said it is a closed door process

- “Next Step of Actions” of Residents who opposed:
 - Block the construction site
 - May sue City- press conference on Friday
 - vote- lots of voices about making sure not voting for Robertson, but also a reflective article circulated on WeChat (like twitter/facebook in Chinese social media) said, opposition to Marpole TMH was not weak but still being ignored because Chinese voting rate is too low. So don't blame any Chinese City councilors but come out to vote.

Interpretation/ Observation

The relationship between Marpole and City is at a very staggering point, and it is important to mend the relationship. Also, In AM1320 phone-in show, several people called in expressed a sense of fear of not knowing when/ where they would be next. I think that there is a serious lack of trust, besides the reasons stated above.

On the Marpole residents concerns on children safety, I think that it would be important to look at the story behind as well. For many Chinese/immigrant families, their main if not sole reason to come to Canada is for their children's education. While parents sacrifice many things for their children, these parents sacrificed a lot to come here ie. career, family unity, stability, sense of security. You can imagine how much they value their children's safety.

Secondly, the PAC of Churchill Secondary seems to be willing to compromise and asked last Friday if City can promise not to house tenants with service level 3, City replied that they cannot discriminate any tenants. Such gap or uncertainty is the most important point. The Mayor made some clarifications on AM1470's Phone-in Show on Saturday, that what City wants is a solution, not a problem. If City knows that it doesn't work, City wouldn't have allowed this idea to pass through. This is an assumption not spoken out till then, so I think it was good for reassurance. However, that also touches on the trust issue again.

Chinese language media and the residents who opposed have asked several times if City can guarantee no service level 3, there hasn't been definite answer. The Mayor said as there is no addiction services close by, it won't make such tenant happy if to house him/her there. As long as there is uncertainty, there is still room for speculation, and people tend to think that City has something to hide and the trust level goes down further, especially when they think City already puts the homeless on a higher priority than their children.

While the spectrum of homelessness is quite big, and can go from senior surfing coaches to people with severe addiction or mental illness, as there is a lack of trust, people would easily assume the worse. So when we don't validate the residents' concerns for their children's safety, but responded with disappointment in the stigma against homelessness, or a classic case of NIMBHY, it makes them more angry. A caller to a phone-in show did mention that they were very angry that City twisted their intentions on property tax values. That implies that they are heartless to the homeless, and they shouldn't have a say. The result of this is escalation of anger and erosion of trust.

I think that, instead, it would be good to acknowledge the residents that they also want to help the homeless in the area and that the project isn't asking them to chose between their children and the homeless. Also, I think that it would still be good to define clearly the kind of tenants from the service level 3 category as soon as it is available to alleviate any fear. It has been difficult to find data on the demographics of homeless in Marpole. It would be helpful to show that it is actually very different from the picture in downtown eastside.

Chinese Language Media Reports

11.23 (Wed)- more

(Fairchild TV) Vancouver City Launched New Housing Strategy To Densify Neighborhoods In Order To Create 72,000 New Housing Units In Next 10 Years

- Aging in some single-homes neighborhoods have led to decrease in population, City announced new strategy to create 72,000 new housing units in 10 years, with 10,000 in these low-density neighborhoods such as duplex and collective housing will expedite the review and approval process. So you will see a lot happening in the first 10 years
- In the first 3 years, a lot of adjustments will be made on housing
- Kaye Krishana, GM of Vancouver Development Services, Building and License: Development Review Process
- Dan Garrison, Vancouver Housing Planner:

11.24 (Thur)

(Fairchild TV) City of Vancouver Explains Marpole Modular Housing Plan
<http://fairchildtv.com/news.php?n=86cafc1b6504438634fa0e9a25080ff1>

- Story started as “The Terminal Modular Housing that was opened since Feb looks tidy from the appearance, but A few needles were found at the back lane outside the building (camera close up on the needles)”
- Then it goes right into “similar modular housing project will be built in Heather 750 as City has planned”, followed immediately by explanation of Luke Harrison, Vancouver Affordable Housing Agency: explained that, the site is an offer from the developer to the City. It’s not a publicly owned site. Developer will have construction from Northeast to Southwest side of the site.
- City said the tenants will be screened properly but can’t do criminal record check. Ethel Whitty, Homeless Services Director: Current BC Tenancy Act doesn’t allow criminal record

checks. We certainly will know who is moving in. It will be an extensive process.

- As for health and social problems happened in previous social housing projects, Whitty said, the vast majority of them built in the past few years don't have any complaints. So we are quite confident.
- There are over 2,000 homeless people in the City who needed to settle urgently. City will announce two more sites within the next 6 months, info sessions will start in the beginning of Dec.

11.25 (Fri)

11.26 (Sat)

(AM1470 Phone-in Show) with the Mayor: Marpole TMH

- 6 questions from the host:
 - Federal Housing Strategy
 - highlight of Housing Vancouver Strategy
 - If supply is the main goal of both, how do both Federal and City's strategies work together?
 - Anything helps home ownership?
 - Empty Home Tax- why confident it will generate 20,000 units?
 - Demographics of homeless in Marpole
- took 3 calls, all on Marpole TMH, all were very polite and calm
 - City should make good judgment and have accountability, but why we didn't hear from response with over 5,000 signatures?
 - Why did City remove the requirement of consultation to make it faster?
 - City document shows that tenants may include people with criminal record and addiction. It conflicts from what was said. Who should we believe?
 - The Mayor gave clear, informative and big picture of City's housing policies, and was upfront with the limitation on Empty Home Tax. I think that it was a good interview. The callers were very polite and the Mayor addressed the important point of "City wants to find a solution not a problem", and City wouldn't want to let the idea pass through if it wasn't reasonable. These are assumptions not

spoken out till then, and they are important to reassure the public. So overall, I think that the phone-in show was good.

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11.27 (Mon)

(Ming Pao: caption story) New Vancouver Chinese Consulate General Arrived To Start Her Term

- 佟曉玲 (Xiao ling TONG) has been China's Ambassador in Brunei, the East Coalition, and Vice-Commissioner of the Ministry of Foreign Affairs of the People's Republic Of China in the Hong Kong Special Administrative Region. She was appointed to the 13th Chinese Consulate General in Vancouver last May.

(AM1320) City Passed TMH Project in Marpole

http://am1320.com/index.php?option=com_content&view=article&id=18558%3Amarpole&catid=1%3A2010-10-18-20-52-02&Itemid=97&lang=zh

- message consistent with Sing Tao below

11.28 (Tue)

(Sing Tao) Green Light To Marpole Modular Home. Residents Continue Opposition May Sue City

<http://vancouver.singtao.ca/1473400/2017-11-28/post-馬寶區組合屋獲准興建-居民續反對或告溫市府/?variant=zh-hk>

- residents: very disappointed. Not ruling out suing City.
- Gil Keely: know residents concerned about the site being close to school and affect student safety. So I add some conditions to the permit when I passed it, include setting up a CAC that includes representatives from community and PAC so that they can express concerns any time.
- Mayor Robertson: TMH is safe housing we provide for residents who need homes the most. Nobody should sleep on the street; otherwise, they can easily die. I believe to pass this project is to allow City to quickly and effectively provide the best housing for the most vulnerable beside we enter the cold winter.

- Robertson: City has been closely paying attention to feedback from community and major stakeholders. We have also seen many community members came out including students, parents, businesses and religious leaders. They strongly support us to take action for the homeless. Only if we work closely with our partners can this project become successful.

(AM1470) Marpole TMH Construction Starts. Development Director Said Will Proactively Communicate

http://am1470.com/news_detail.php?i=73834

- Some residents rally at the site. They said, they won't give up, and hope City can take care of children's safety and resident's opinions.
- Gil Kelley: this is a conditional permit. City values children's safety, so they will communicate with community proactively, especially to schools and parents. Hope to see the TMH will let the homeless have a shelter and help them integrate into Since City Hall passed the building permit on Monday, residents who opposed to the project have been blocking trucks from entering the site. Today, A no. of senior managers including City Engineering's Jerry Dobrovolny and others from housing dept. went on site. They said, people will be ticketed with \$250 each time if they purposely interfere a City construction site.
- But protestors said, they'd rather be ticketed than retreat because it's City who first disrespect residents' voices, and the decision making process is completely lack of transparency. They have hired lawyer to sue City. Will explain this in press conference on Friday.

(omni) Vancouver's 10 Year Housing Plan Presented to City Council Today

[http://www.omnitv.ca/on/yue-can/videos/溫市十年房屋計劃-今遞交市議會 \(bc\) -nov-28-2017/](http://www.omnitv.ca/on/yue-can/videos/溫市十年房屋計劃-今遞交市議會 (bc) -nov-28-2017/)

- Brief summary of the plan is accurate
- Coalition of Vancouver: we need more housing but need to do it in a way that local residents can accept and retain its characters, which makes it so special.

(Omni) City Passed Marpole TMH Conditional Permit Residents Protest Continues

<http://www.omnitv.ca/bc/yue-can/videos/市府批出馬寶組裝屋有條件發展許可-居民繼續抗議/>

- One protester refused to talk to the omni reporter as she said media reported on fake news.
- Another said Marpole is the only area that doesn't have the public consultation right
- Two youths spoke in Chinese said, saw the homeless in downtown, and they are not that scary. Why not try it out.
- Gil Kelley: City has considered and one condition is to allow facility operator to follow the best practice.

(Fairchild TV) City Passed Marpole TMH

<http://fairchildtv.com/news.php?n=0fe297769a5113a8c7b5942ebbef4d96>

- Same as above.

(AM1320 Phone-in Show) Marpole TMH Given Conditional Permit

- City ignored resident's concerns.
- Very upset when City purposely twisted residents' intention, and called it misinformation or stigma. For instance, we don't care about if it would affect property value, but they try to demonize us and say we are.
- Puts homeless rights over residents.
- Improper consultation, which doesn't constitute as a public consultation but to inform residents only.
- Undemocratic. Thought I immigrated to a democratic country but I am shocked now.
- When asked more details about the homeless tenants' info, City wasn't willing to disclose and say it is their right of privacy.
- Many concluded with make sure to vote next year and get Robertson off.
- Already given him a second chance in last election and promised will listen, but he still didn't. Wouldn't give him a third chance.
- Many policies in the past were already very upsetting including the bike lanes.

11.29 (Wed)

(Ming Pao) Marpole Residents Set up "Picket Line" At Modular Housing Site. City Passed Permit Leads To Escalation of Protest

http://www.mingpaocanada.com/van/htm/News/20171129/vap1h_r.htm

- Yesterday morning when many parents arrived on site, a lot of City's engineers were already on site. They set up picket line right away to block more vehicles coming in.
- A parent Mr. Yeung said, upset that City took away his right to be consulted, and what City is doing is illegal. Residents should have a say. Parents all empathize with homeless people, and are willing to support them with the fund they raised through this petition. Their only request is to change the location, hope City is not trying to divert people's attention on this issue.
- Marpole Residents' Coalition spokesperson Mike Burdick: what City does this time is plain wrong, it has infuriated the Marpole community.
- Burdick: Many accused them as NIBMY but they don't reject the homeless, they just want City to find a more appropriate site in Marpole. Doesn't believe in City that there isn't other sites available. W59th & Heather is far from public transit, no supermarkets or grocery stores, no medical facilities, but only schools and residential area. It is not a convenient area for the homeless.
- NPA Cllr. De Genova said at City Hall, that Vision's decision on TMH is a closed door process and didn't listen to the community. It is not really public consultation.
- Two engineer's trucks that carried pipes arrive at around 2:30pm yesterday but blocked by the picket line. No confrontation occurred. The truck left at 2:50 as they are unable to enter. VPD dispatched a few officers on site, but didn't interfere as no illegal action took place.
- Some residents brought in biscuits for those on picket line to cheer them up.
- But a student Hannah Mitchell from Ideal Mini School said, she lived in DT but was never disturbed. They are actually very friendly so she doesn't oppose to City's place. Another student Michelle Lao said, City said everyone who moves in can take care of themselves

independently and believes that it won't bring harm to the community. Should give these people a chance.

(Ming Pao) Homeless In Emergency State As No Homes In Cold Winter. Planner Passed Modular Homes February Ready To Move In

http://www.mingpaocanada.com/van/htm/News/20171129/vap2_r.htm

- Chief planner Gil Kelley: housing is a human right, the plan to shelter homeless is vast and include various locations throughout the City. Operators will need to respond to residents' concerns.
- Kelley: Before decision was made, there were 4 consultation events, he has talked to community members and leaders there. He feels that he already has enough info to make decision. The plan has urgency as homes need to be ready by winter, which is the key. As City Council also feels the same way, Council gave him power to make the decision.
- Kelley: City will continue the dialogue with schools, PACS and residents, and the operators hope that people can come in early to mid Feb. According to agreement with the Province, such housing plan needs to include 20% category 3 tenants which include a vast different behaviors. So They would consult the consultation committee and screen carefully.
- Kelly: people who oppose to the project don't want to be demonized as anti-homeless, they only hope each area help support homelessness. So the condition includes expand consultation committee.

(Sing Tao) Marpole Residents Block Site 24 Hours. Protest City Build Modular Homes Ignored Public Concerns

<http://vancouver.singtao.ca/1475383/2017-11-29/post-抗議不顧民意建組合屋-馬寶居民 24 小時阻工地/?variant=zh-hk>

- Marpole resident Seema Dutta: I have a 13-year-old daughter, and the modular housing makes me worried about students' safety. I'm not opposed to homeless but it's a wrong location.
- Marpole resident Julia: We came across the ocean all the way to start our live in Canada, and now City takes away our right of consultation.

Is this a democratic country? Who is going to protect our human right?

- Residents said, there will be about 15 high risk criminals moving in, they worried about students and residents' safety. Parents have already gathered 8,000 signatures and set up a new group. They plan to hold a town hall meeting and apply for court injunction.
- Gil Kelley: because this is an agreement between City and BC Housing, 20% of tenants must belong to service level 3; if high risk criminals are included in the service level 3, he believes that the CAC will look into it.
- Kelley: the project wasn't sent to DPB for discussion but let him make the decision because City has set bylaws to give him power to do so. We need to act as soon as possible to house the homeless people before winter. He has already listened to residents and parents, and will add some conditions when release the building permit, and also continue conversation with parents and community members.

(Sing Tao) 10 Year Housing Strategy Accused Of Lacking Consultation. Vancouver City Council Will Vote To Decide Today

<http://vancouver.singtao.ca/1475343/2017-11-29/post-10年房策遭抨欠諮詢-溫市議會今表決/?variant=zh-hk>

- Gil Kelley said there will be a "perfect storm" in Vancouver. With developer's huge investment, low interest rate, good tax policies and global money flowing into Vancouver's real estate market. As Vancouver becomes the most costly living market, Vancouver has already implemented a no. of measures to stop the crisis ie. empty home tax and regular short-term rental. Also considering new policies such as speculation tax, mansion tax, and limite non-permanent residents from purchasing properties.
- Coalition of Vancouver Neighborhoods said in an open letter, not public consultation was done; worried about adding density to West End Single home areas will affect the area's characters.
- Cllr. De Genova: Robertson tabled the so-called 10-Year Housing Strategy because he can't resolve homelessness. This is only political move for next year's election. The report doesn't mention about solving affordability issue but wastes taxpayers couple millions of dollars.

- Gilley defended: City will continue public consultation in the future, the purpose of the plan is to deal with the affordability issue, to take the housing right from developer to residents

(AM1470) Vancouver City Council Vote On 10 Year Housing Plan

http://am1470.com/news_detail.php?i=73839

- Expect it will be passed unanimously in City Council today.
- The Housing Strategy includes making housing cost relevant to residents' income, and densify the wealthier neighborhoods.
- Gil Kelley admits, the plan is to increase affordability; but can't change the upward trend of housing price.

(AM1470) Marpole Residents' Protest Continues. City Staff Went On Site But Communication Failed

http://am1470.com/news_detail.php?i=73850

- Since City Hall passed the building permit on Monday, residents who opposed to the project have been blocking trucks from entering the site. Today, A no. of senior managers including City Engineering's Jerry Dobrovolny and others from housing dept. went on site. They said, people will be ticketed with \$250 each time if they purposely interfere a City construction site.
- But protestors said, they'd rather be ticketed than retreat because it's City who first disrespect residents' voices, and the decision making process is completely lack of transparency. They have hired lawyer to sue City. Will explain this in press conference on Friday.

(Omni) Residents Opposed To Marpole Modular Housing Stopped Construction From Starting

<http://www.omnitv.ca/bc/yue-can/videos/反對馬寶組裝屋居民聚集-阻止工程展開（bc）-nov-29-2017/>

- Taped the talk between Jerry Dobrovolny and demonstrators. He said, he respected their right to demonstrate as they are entitled to, but should not do something illegal.
- Demonstrators refused to step aside and talk, but informed him to come to the press conference at another time.
- As talks failed, demonstrators were given violation tickets. But they said they will keep coming and resist till the end.

(Canadanews- circulate on Wechat) Temporary Homeless Housing Started To Build in Vancouver West: Why Chinese Resident's Opposition Not Worth A Dime?

<http://mp.weixin.qq.com/s/bfAQI9OA8EiXjosr757Wtg>

- Opposition to Marpole TMH was not weak but still failed. Why in Richmond when residents oppose to marijuana legalization, City council and Board of Education passed with majority, but in Marpole where a lot of Chinese residents' live, their outcry were being ignored?
- Need to reflect on low voting rate. Chinese in Richmond is the majority and those in office know the consequence if Chinese voters don't vote them again, but not in Vancouver. Those in power care more about your opinion expressed through vote. So to them, votes of homeless are more important than votes of Chinese. We shouldn't blame anyone, not even the city cllrs. who are of Chinese descent but ourselves. The one way to change our "fate" of being ignored is to vote. Next election will be the chance.

From: Kelley, Gil
Sent: Monday, November 27, 2017 4:40 PM
To: Robertson, Gregor; Quinlan, Kevin; Johnston, Sadhu; Mochrie, Paul
Subject: Fwd: Decision on Temporary Modular Housing in Marpole

FYI. Just sent after issuing DP.

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: November 27, 2017 at 4:33:14 PM PST
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Subject: Decision on Temporary Modular Housing in Marpole

Good Afternoon members of the Marpole community,

I want to thank you for your expression of interest and concern – both pro and con – in this project and let you know of my decision.

Context

To address immediate housing needs for homeless residents in Vancouver, the City of Vancouver, B.C. government and the Vancouver Affordable Housing Agency are placing temporary modular housing on underutilized sites across Vancouver. This comes as part of a \$66 million commitment from the Province towards 600 units of temporary modular housing in Vancouver.

On October 26th, the City announced the first two buildings with 78 new homes to go on the Pearson-Dogwood site in Marpole at 7430 & 7460 Heather Street (650 West 57th Avenue). This is the first site of ten or more across the City that will hold temporary modular housing.

Temporary modular housing is compatible with the phased development plans for the Pearson-Dogwood site. A rezoning was approved by Council for the site in June 2017 to build a mixed-used community and temporary modular housing is located on portion of the site that is scheduled for a later phase of the development.

The City is taking action to respond to the urgent need for affordable housing, and as such City Council has delegated me, as the General Manager of Planning, the authority to approve temporary modular housing projects, with conditions attached.

Decision

As part my deliberation, I have personally met with the project sponsors, concerned Parent Advisory Council representatives and community leaders to hear their concerns. I've also spoken with the Vancouver School Board and I've read through the numerous letters and emails from the public, as well as the summary of comments from the four Open Houses conducted earlier this month.

I've taken this decision very seriously and taken into consideration everything I've heard from the above community members and stakeholders. I've also looked at the City's overall need to support and house our most vulnerable residents, especially in light of the increasing number of homeless residents on our streets. After taking a holistic assessment, I have decided to issue the Development Permit which includes an Operations Management Plan with the following conditions:

- BC Housing will amend the Operations Management Plan (OMP), as needed, to reflect periodic reports out from BC Housing to the City of Vancouver
- The project shall have a Community Advisory Committee (CAC) that includes both community members and Parent Advisory Council members, as well as others representing community interest. The CAC shall be established and convene a first meeting prior to the occupancy permit issuance in order for BC Housing, Community Builders (as the operator) and the City of Vancouver to update CAC members on project progress and implementation of the Operations Management Plan (OMP)
- This site will be tenanted in accordance with affordable/supportive housing tenancing best practices, taking into consideration the surrounding neighbourhood including the adjacent schools and other uses
- The City of Vancouver will work with the Vancouver School Board, BC Housing and Community Builders to convene a community conversation prior to the occupancy permit in order update the community on the progress of the project, enable strong lines of communication, hear any continuing concerns and suggestions, and foster a positive reception for new residents

For more information on the DP and conditions, the full document can be found on line.

I would like to express my gratitude to the community members who have taken the time to speak with me and write to me about the temporary modular housing project. I would like to encourage you to continue to be involved with the establishment of the Community Advisory Committee, meeting with the building operator to resolve your concerns and to support the integration of these new residents into your community.

I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

City of Vancouver | 515 W. 10th Ave.

604-873-7456 | gil.kelley@vancouver.ca





From: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
To: ["Thomas, Robin" <robin.thomas@vancouver.ca>](mailto:robin.thomas@vancouver.ca)
Date: 1/10/2018 8:07:49 AM
Subject: FW: Modular Reporting update - Monday Nov 27 - Friday Dec 1
Attachments: HSG - TMH - high level timelines - Nov 29.pdf
Copy of VAHA - HF - TMH - Tracker 12.01.2017.xlsx
Modular Housing Media Coverage November 24th to November 30th.pdf

From: Harrison, Luke (VAHA)
Sent: Friday, December 01, 2017 5:31 PM
To: Mochrie, Paul; Johnston, Sadhu
Cc: Bond, Abigail; Llewellyn-Thomas, Kathleen; Gilbertson, Kenneth; Williams, David (VAHA); Jimenez, Liza; Kendall-Craden, Rena; Stasila, Lauren; Bartlett, Marie; Kelley, Gil; Michael Flanigan; Armin Amrolia; Krishna, Kaye; Greer, John; brendaprosken@hotmail.com
Subject: Modular Reporting update - Monday Nov 27 - Friday Dec 1

Weekly Temporary Modular Housing Report – Monday Nov 27th to Friday Dec 1st

Site Updates (Attached: Modular Project Tracker, High level project schedule for s.13(1), s.17(1))

Highlights:

- Pearson - DP & BP issued on Nov 29
- Pearson construction/site works delayed due to blockading by community protest groups at site. Injunction process underway and protesters were provided enforcement notices Dec 1.
- Delivery of Pearson modules commenced Nov 30.
- Fortis gas line works approved by ONNI and fees paid to Fortis. Work scheduled for mid Dec.
- DP application for 501 Powell St submitted Nov 28 based on Type 1.1 (Pearson) design. BP submission nearing completion.
- s.13(1), s.17(1)
- Kaslo site option made public Nov 30.
- Olympic Village Station building design changed to avoid existing underground electrical service on site.
- Environmental and geotechnical studies for Franklin and Olympic Village Station sites underway.

Concerns:

- Pearson Dogwood – site works delays (26 days) due to community blockade and timeliness of Supreme Court ruling on injunction.

s.13(1), s.17(1)

-
-
-

Next steps:

- Start site work and excavation at Pearson Dogwood – Dec 5
- Franklin DP Submission - Dec 4
- Finalize preliminary design of Olympic Village Parking lot design and submit to Planning for comments. Dec 8
- s.13(1), s.17(1)
- Secure license agreements and environmental information for Little Mountain - Dec 6
- Finalize design for BC Housing spec building with planning -Dec 8
- Review full list of sites to prioritize next round of sites - Dec 8

Weekly engagement & community feedback report

Highlights:

Highlights:

- Phone call with VSB to share information on future sites, and to discuss Kaslo and Franklin/Powell and Pearson protest. Identified need to meet regularly.
- Injunction to be served on Friday regarding Pearson protest to allow construction to begin
- Meeting with Collingwood NH, Cedar Cottage NH, and Renfrew-Collingwood Seniors Society to discuss Kaslo site – generally supportive of the project, would like to be involved in community engagement and education but would need funding
- Ongoing dialogue with Park Board staff re relocation options for Kaslo garden
- Connected with BIAs around Kaslo site
- s.13(1), s.17(1)
- Met with small group from RePlan who are engaged in False Creek South planning process to provide info on OV site under consideration

	Community Liaison	City of Vancouver
Week of Nov 25-Dec 1		
Calls		
General Support	2	
General Opposition	2	
Information Seeking	5	
<i>Total Calls</i>	9	n/a
Emails		
General Support	0	2
General Opposition	1	4
Information Seeking	8	0
<i>Total Emails</i>	9	6

Planned Meetings:

- Dec 7th open house for Franklin Powell
- Ethel and Mary-Clare presenting at Strathcona Residents Association meeting on Dec 6th
- Dec 6th Public Hearing for Franklin and ODP areas
- Meeting with VSB to discuss future sites

Community Liaison Report

Overview of Issues/Resolutions

- Marpole residents raised concerns this week about the noise variance allowing crews to work on Sundays. CL explained that this is done in order to ensure the timelines of the project enable people to get inside before temperatures are very cold.
- Marpole supporter is concerned about the potential for Laurier Elementary school kids to witness an unpleasant scene if injunction must be enforced next week. CL raised this with City staff to ensure communication with school principal and VPD.
- Coal Harbour residents have continued to call this week based on rumours that the City is planning to put TMH in parks along the seawall. CL assured residents that no Coal Harbour location has yet been confirmed.
- Kaslo – CL reached out to 3 PACs, 3 schools and 2 day care centres with an invitation to meet. On Dec. 1 CL and Ethel Whitty are meeting with Norquay Elementary Principal.

- Dec. 1 CL and Ethel Whitty are meeting with Norquay Elementary Principal.
- Dec. 6 call planned with Mike Burdick and Arthur Leung of the Marpole Resident Coalition to speak about their interest in the Marpole Community Advisory Committee.

Media & Social Media

Number of relevant articles

- 12 Articles, covered by News 1130, Global News/ CKNW, CTV News, CBC News, Postmedia, Georgia Straight, Globe and Mail and Vancouver Courier. 2 on air segments on CKNW, and CBC's On the Coast.
- 1 mention, not focused on modular housing specifically but with a mention
- 1 Opinion letter, submitted to Vancouver Sun

Analysis of coverage

- The modular housing coverage this week was concentrated on Gil Kelley's conditional approval of the project at Heather and W 59th Ave. Many articles referenced Marpole area residents whom oppose the development. Across much of the coverage was a focus on a "service level 3" requirement, where reportedly 20% of the modular homes will be designated for people including those with "extensive criminal histories and are at high risk to reoffend".
- There was also coverage of more student support for modular housing in Marpole, now from students at Churchill Secondary who planned a rally to support the modular housing project.

Social Media Sentiment

There were approximately 55 "shares" of various articles on Facebook.

Next Steps:

Pearson/Dogwood

- Injunction filed today, Friday

Franklin/Powell

- Public hearing for RCS change for Franklin
- Community Information Session being held on Thursday Dec 7
- Stakeholder engagement continues
- Working with few remaining people at Franklin tent city to get them into housing
- Working with BCH and VCH for market currently on 501 Powell
- Construction signs will be posted at these sites as soon as a non-profit housing operator is chosen

Kaslo

- IB issued on Friday, December 1st announcing site
- Community notification flyers received starting Tues/Wed informing of community info session on Dec 13
- Stakeholder engagement continues
- Preparation of community information materials for Dec 7

Overall

- Continue to post regularly on social media about the need for Temporary Modular Housing and to address stigma of homeless residents in Vancouver
- A listserv has been created and is continually being added to by residents interested in getting updates about the project. An email will be going out early next week with updates
- Continue to update the website with any new information and/or documents that are released publicly



Suite 100, 525 West 10th Avenue

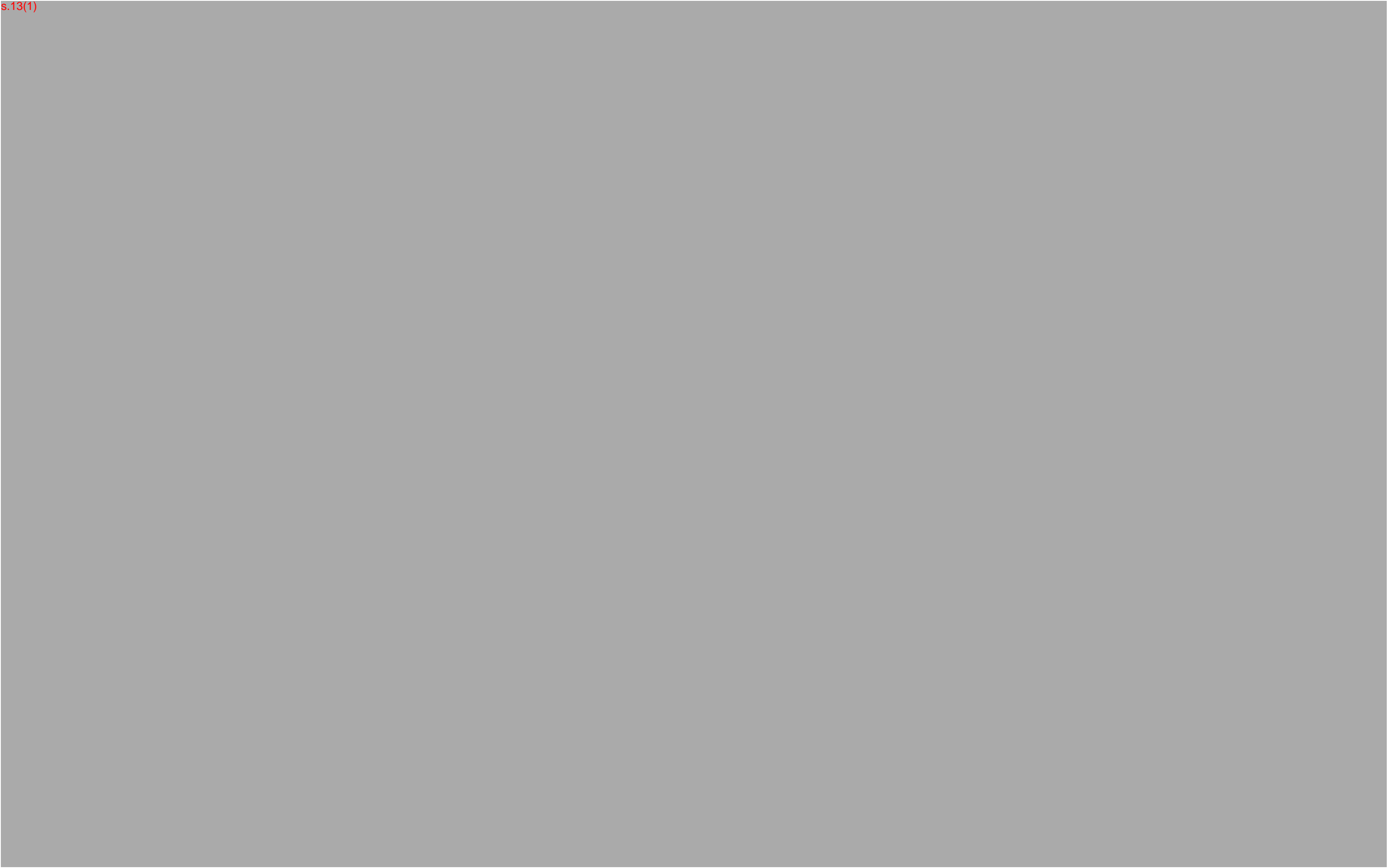
Vancouver, BC V5Z 1K9

t: 604.829.4259

e: luke.harrison@vaha.ca

www.vaha.ca

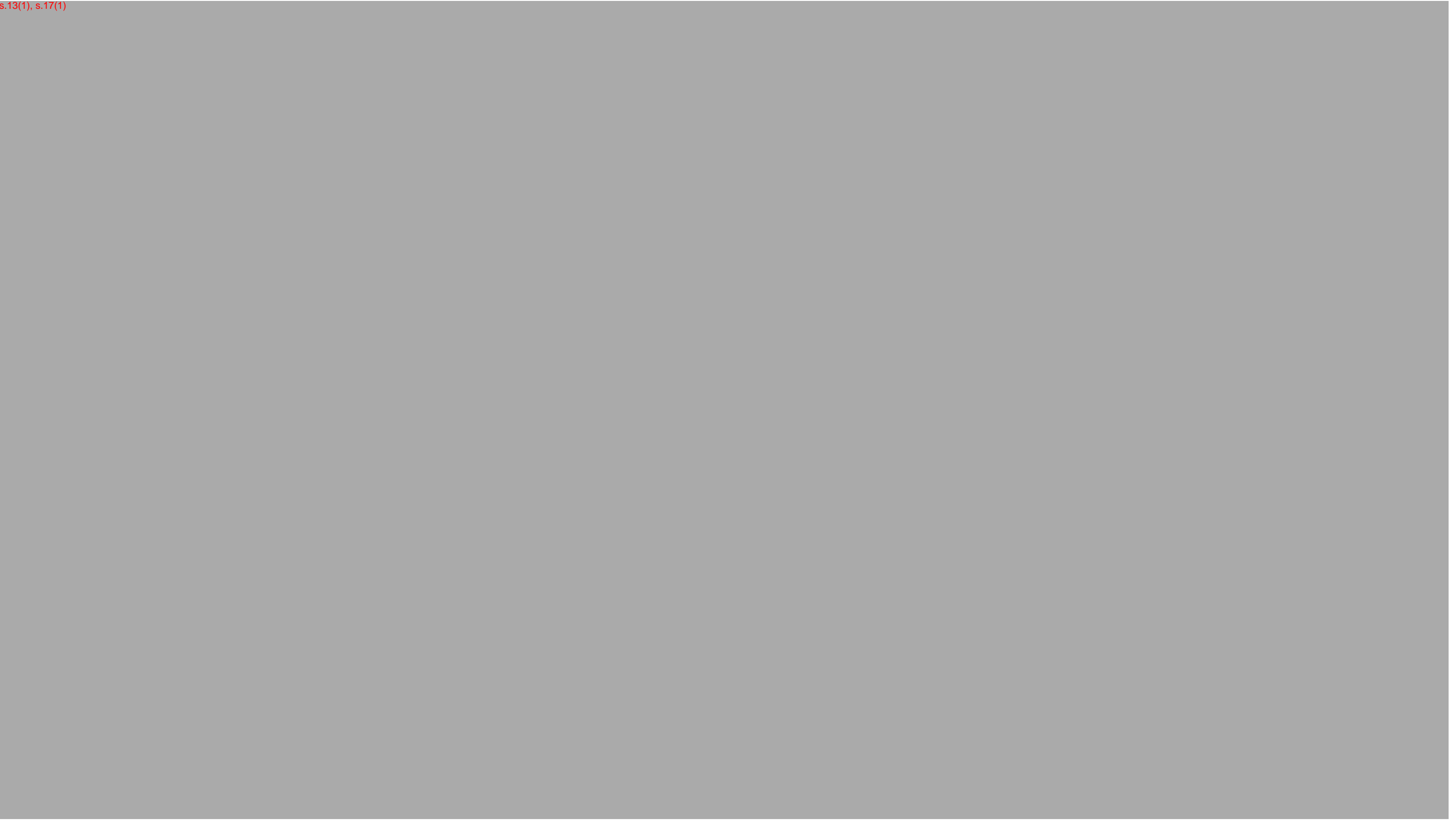




[Redacted Content]











Modular Housing Media Coverage: November 23rd to November 30th, 2017

Number of relevant articles

- [12 Articles](#), covered by News 1130, Global News/ CKNW, CTV News, CBC News, Postmedia, Georgia Straight, Globe and Mail and Vancouver Courier. 2 on air segments on CKNW, and CBC's On the Coast.
- [1 mention](#), not focused on modular housing specifically but with a mention
- 1 [Opinion](#) letter, submitted to Vancouver Sun

Analysis of coverage







The modular housing coverage this week was concentrated on Gil Kelley's conditional approval of the project at Heather and W 59th Ave. Many articles referenced Marpole area residents whom oppose the development. Across much of the coverage was a focus on a "service level 3" requirement, where reportedly 20% of the modular homes will be designated for people including those with "[extensive criminal histories and are at high risk to reoffend](#)".

There was also coverage of more student support for modular housing in Marpole, now from students at Churchill Secondary who [planned a rally](#) to support the modular housing project.

Social Media Sentiment

There were approximately 55 "shares" of various articles on Facebook. Below is a breakdown of the reactions to all articles included below. *Note:* comments overview does not include "replies" to original comments.

Media Outlet	Positive	Negative	Neutral
CBC News	4	3	4
News 1130	4	2	4
Global News	5	2	3
CTV News	9	15	22
The Province	1	1	
The Vancouver Sun	1	1	1
Metro News			1
The Georgia Straight	5	4	4
Vancouver Courier		1	1

 655
 40
 11
 4
 10
 1

Articles covering modular housing specifically

1. [Marpole modular housing](#) CBC On The Coast (Audio)
2. [CBC News](#)
3. [News 1130](#)
4. Global News/CKNW
 - [City of Vancouver approves controversial Marpole modular housing project](#) (includes both video and on air segment on the Jon McComb show)
 - [Churchill Students plan rally to support modular housing](#)
5. [CTV News](#)
6. [The Province](#)
7. [The Vancouver Sun](#)
8. [Metro News](#)
9. [Georgia Straight](#)
10. [Globe and Mail](#)
11. [Vancouver Courier](#)

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>

To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>

Date: 12/5/2017 3:11:38 PM

Subject: Fwd: 2017 12 03 LT City of Vancouver re Temporary Modular Housing
(00189728xE15D1)

Attachments: 2017 12 03 LT City of Vancouver re Temporary Modular Housing
(00189728xE15D1).pdf
ATT00001.htm

FYI.

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: Eileen Patel <epatel@mcewanpartners.com>

Date: December 5, 2017 at 12:08:49 PM PST

To: "'gil.kelley@vancouver.ca'" <gil.kelley@vancouver.ca>

Cc: "'iain.dixon@vancouver.ca'" <iain.dixon@vancouver.ca>

Subject: 2017 12 03 LT City of Vancouver re Temporary Modular Housing
(00189728xE15D1)

Mr. Kelley, please find attached our correspondence of December 3rd. This was sent to Mr. Josephson Sunday evening. A hard copy will follow shortly by courier.

Best regards,

Eileen Patel.

December 3, 2017

Via Courier and Email

City of Vancouver

Attention: Gil Kelley, Director of Planning
453 West 12th Ave., Vancouver
V5Y 1V4

British Columbia Housing Management Commission

453 West 12th Ave., Vancouver
V5Y 1V4

Vancouver Affordable Housing Agency

453 West 12th Ave., Vancouver
V5Y 1V4

Copy to:

Ron Josephson

Singleton Urquhart LLP
1200-925 West Georgia Street
Vancouver, BC
V6C 3L2

Dear Sirs and Mesdames:

Re: Temporary Modular Housing at Pearson-Dogwood Site

We are counsel to Caring Citizens of Vancouver Society, a group representing residents of the Vancouver neighbourhood of Marpole. We have become aware of your application returnable December 4, 2017.

While it is not the Society's intention to take a position on this application, we write so that you are aware, and so that the court may be informed, that it is the Society's intention to bring a petition challenging the Director of Planning's approval of the conditional development permit in respect of temporary modular housing at the Pearson-Dogwood site as soon as possible.

The Society anticipates that its challenge will be to the legality of the development permit for temporary modular housing in a zone where such a use is not permitted by the zoning by-law. It is that Society's position that in purporting

to authorize the Director of Planning to relax the zoning by-laws to allow for temporary modular housing, the City is attempting to avoid its legal obligation to hold a public hearing to allow local residents, including members of the Society, to be heard on this important issue for their neighbourhood. Other issues may be raised. The Society will be asking the court to hear this petition application on an expedited basis.

Pending hearing of the forthcoming petition, the Society asks that the City put construction of temporary modular housing at the Pearson-Dogwood site on hold.

It is to be emphasized that the Society and its members are highly sensitive to the issue of homelessness in this City, and to the need to protect Vancouver's most vulnerable inhabitants. The situation at hand exists due to inaction on the part of the City of Vancouver and provincial and federal authorities over a period of many years. It is not the result of any action of the residents of Marpole. The urgency of the current homelessness situation in Vancouver does not relieve the City of the obligation to hear local residents on important matters, and does not remove those residents' right to be heard on matters which impact their neighbourhoods.

We would ask that this letter be drawn to the attention of the court tomorrow morning at the hearing of the City's application.

Yours truly,

McEwan Partners

JKM 
J. Kenneth McEwan, QC

Direct: 604-283-7988

kmcewan@mcewanpartners.com

JKM/kw



From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Bond, Abigail" <Abigail.Bond@vancouver.ca>
"Haid, Susan" <Susan.Haid@vancouver.ca>
"Munro, Kent" <Kent.Munro@vancouver.ca>
Date: 12/11/2017 1:31:08 PM
Subject: Fwd: Decision on Temporary Modular Housing in Marpole

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: December 11, 2017 at 12:55:37 PM PST
To: <Gil.Kelley@vancouver.ca>
Subject: **Fwd: Decision on Temporary Modular Housing in Marpole**

Dear Mr. Kelley,

I serve on the PAC Executive for Sir Winston Churchill as Chair and was not able to attend the meeting you convened in late November; however, other members were able to attend and shared the below. If you have general communication going forward would you be so kind to add my email address to the distribution list? I have been asked by parents around timing of the establishment of the Community Advisory Community and would be most appreciative of information related to that as well as Terms of Reference, Membership composition, etc. Thank you for any information you can share at this time.

With my best,

s.22(1)

----- Forwarded message -----

From: **Kelley, Gil** <Gil.Kelley@vancouver.ca>
Date: Mon, Nov 27, 2017 at 4:33 PM
Subject: Decision on Temporary Modular Housing in Marpole
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>

Good Afternoon members of the Marpole community,

I want to thank you for your expression of interest and concern – both pro and con – in this project and let you know of my decision.

Context

To address immediate housing needs for homeless residents in Vancouver, the City of Vancouver, B.C. government and the Vancouver Affordable Housing Agency are placing temporary modular housing on underutilized sites across Vancouver. This comes as part of a \$66 million commitment from the Province towards 600 units of temporary modular housing in Vancouver.

On October 26th, the City announced the first two buildings with 78 new homes to go on the Pearson-Dogwood site in Marpole at 7430 & [7460 Heather Street](#) (650 West 57th Avenue). This is the first site of ten or more across the City that will hold temporary modular housing.

Temporary modular housing is compatible with the phased development plans for the Pearson-Dogwood site. A rezoning was approved by Council for the site in June 2017 to build a mixed-used community and temporary modular housing is located on portion of the site that is scheduled for a later phase of the development.

The City is taking action to respond to the urgent need for affordable housing, and as such City Council has delegated me, as the General Manager of Planning, the authority to approve temporary modular housing projects, with conditions attached.

Decision

As part my deliberation, I have personally met with the project sponsors, concerned Parent Advisory Council representatives and community leaders to hear their concerns. I've also spoken with the Vancouver School Board and I've read through the numerous letters and emails from the public, as well as the summary of comments from the four Open Houses conducted earlier this month.

I've taken this decision very seriously and taken into consideration everything I've heard from the above community members and stakeholders. I've also looked at the City's overall need to support and house our most vulnerable residents, especially in light of the increasing number of homeless residents on our streets. After taking a holistic assessment, I have decided to issue the Development Permit which includes an Operations Management Plan with the following conditions:

- BC Housing will amend the Operations Management Plan (OMP), as needed, to reflect periodic reports out from BC Housing to the City of Vancouver
- The project shall have a Community Advisory Committee (CAC) that includes both community members and Parent Advisory Council members, as well as others representing community interest. The CAC shall be established and convene a first meeting prior to the occupancy permit issuance in order for BC Housing, Community Builders (as the operator) and the City of Vancouver to update CAC members on project progress and implementation of the Operations Management Plan (OMP)
- This site will be tenanted in accordance with affordable/supportive housing tenanting best practices, taking into consideration the surrounding neighbourhood including the adjacent schools and other uses

- The City of Vancouver will work with the Vancouver School Board, BC Housing and Community Builders to convene a community conversation prior to the occupancy permit in order update the community on the progress of the project, enable strong lines of communication, hear any continuing concerns and suggestions, and foster a positive reception for new residents

For more information on the DP and conditions, the full document can be found on line.

I would like to express my gratitude to the community members who have taken the time to speak with me and write to me about the temporary modular housing project. I would like to encourage you to continue to be involved with the establishment of the Community Advisory Committee, meeting with the building operator to resolve your concerns and to support the integration of these new residents into your community.

I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

[City of Vancouver | 515 W. 10th Ave.](#)

[604-873-7456](tel:604-873-7456) | gil.kelley@vancouver.ca

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
Date: 12/6/2017 2:32:02 PM
Subject: Fwd: Decision on Temporary Modular Housing in Marpole

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: Tracy Beshara <tracyh@mofp.org>
Date: December 6, 2017 at 2:28:33 PM PST
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Jimenez, Liza" <liza.jimenez@vancouver.ca>
Subject: RE: Decision on Temporary Modular Housing in Marpole

Hello,
What is the timeline of when the modular housing will open?
I have a community member who would like to organize and welcome to the neighbourhood event.
Thank you,

Tracy Beshara
Executive Director
Marpole Oakridge Family Place
8877 Selkirk Street, Van, BC, V6P 4J6
604-263-1405

tracyb@mofp.org

www.mofp.org

... happy children, strong families, connected community since 1978

From: Kelley, Gil [<mailto:Gil.Kelley@vancouver.ca>]
Sent: November 27, 2017 4:33 PM
To: Kelley, Gil <Gil.Kelley@vancouver.ca>
Subject: Decision on Temporary Modular Housing in Marpole
Importance: High

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I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

City of Vancouver | 515 W. 10th Ave.

604-873-7456 | gil.kelley@vancouver.ca

In support of Canada's Anti-Spam Legislation (CASL), if you would like to be removed from Marpole Oakridge Family Place (MOFP) email database please follow this [unsubscribe link](#) and supply your name and email address.

From: s.22(1)
To: "Housing Vancouver" <housing@vancouver.ca>
Date: 11/27/2017 2:18:09 PM
Subject: Fwd: Temporary Modular Home - Couple suggestions

Hello there

s.22(1) I am writing an email to you today to express my concern about the temporary modular home (TMH) that will be built on 57th and Heather.

Most likely, the City is going to build the site in Jan/Feb 2018 despite the fact that many residents in the area oppose to the idea. Honestly, I do not think the protesting currently done by residents in the area will work because if the City can skip the regular public hearings route to make it work, they will make it work. Therefore, instead of wasting time requesting the City to stop the site, I think it is time to think about what we can do to safeguard our kids while having the plan carried out as planned.

I trust that the City is going to screen the potential tenants on the site and hopefully these selected tenants do no harm to our kids. However, based on some of the reports, it is likely that at least 20% of them have previous criminal records. They could have drug problem, could have problematic behavior or they could be very nice people who happened to be homeless due to whatever reasons we do not know. We have no way to find out who they are (good or bad people) and if they truly post no harm to our kids.

To be conservative and to safeguard our kids, I suggest the followings:

1) Fence up the school playground: currently, many areas of the playgrounds have already been fenced up but there are still some parts where easily accessible by the public. I suggest that we should fence up the whole school playground to make sure that while the kids are playing at the playground, no external party can access to the playground except school staff or students. Off school hours, the playground gate should also be closed so that no external party can access to the playground -- this is to prevent the needle problem that might be used/disposed at night. The used needles can be very harmful to kids and impractical for the school staff to check potential needles every morning when kids are back to school. By fencing up the playground and locking the playground at night, I think this problem can be resolved so our kids have a safe place to play.

2) One door entry to the school building: currently, there are many entrances accessible to the school building. I suggest that the entrance should only be limited to one main entrance and all visitors should provide IDs and sign-in before entering the school building. This can reduce the potential theft problem which is beneficial both to the kids and to school staff. If necessary, we can install digital locks for other school entrances which would require a pass code to enter.

3) More staff during recess: I also suggest that we can put more staffing during recess time to make sure our kids are all playing safely at the designated areas. Parents can also volunteer to watch our kids during recess if available.

The cost should be borne by the City as the TMH is the plan initiated by the City.

Sorry, in order for the parents to build the confidence for this project, I think the City do need to do something so the TMH plan can be carried out in a win-win situation. Many parents around us are already thinking about alternatives such as sending their kids to other neighborhood school if the City nor the school is doing anything to safeguard our children. We have already closed down Laurier annex, we can not afford to close down another school due to low enrollment.

Many thanks for reading my email and I can be reached at s.22(1) or further discussions.

s.22(1)

From: "Henderson, Tracy" <tracy.henderson@vancouver.ca>

To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>

"Naklicki, Andrew" <andrew.naklicki@vancouver.ca>

"Bartlett, Robert" <Robert.Bartlett@vancouver.ca>

"Aujla, Bill" <bill.aujla@vancouver.ca>

"Prescott, Lisa" <Lisa.Prescott@vancouver.ca>

"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>

"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>

Date: 11/27/2017 2:54:40 PM

Subject: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2

Attachments: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017
V2.docx

Good afternoon

- Media announcement has been postponed until 1515 -1530hrs
- 1630-1700 – Gil Kelley to address media by phone and select media by appointment ONLY
- No protestors on site
- Access control and monitoring will remain in place till end of day

Tracy Henderson | Portfolio Security Manager

CITY OF VANCOUVER | Real Estate & Facilities Management

453 W 12th Avenue | Vancouver, BC V5Y 1V4

Office: 604.873.7782 | Cell: 604.787.2854 Tracy.Henderson@vancouver.ca



<http://perspective.vancouver.ca/eReporting/?workgroupname=Physical%20Security&Key=PHSEC>

Issue report

s. 15(1)(i)



From: "Henderson, Tracy" <tracy.henderson@vancouver.ca>
To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>
"Naklicki, Andrew" <andrew.naklicki@vancouver.ca>
"Bartlett, Robert" <Robert.Bartlett@vancouver.ca>
"Aujla, Bill" <bill.aujla@vancouver.ca>
"Prescott, Lisa" <Lisa.Prescott@vancouver.ca>
"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>
"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>

Date: 11/27/2017 4:33:56 PM

Subject: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2 - FINAL

Attachments: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2.docx

No further Issue report will be sent out.

No change from Last update.

- 1630-1700 – Gil Kelley to address media by phone and select media by appointment ONLY
- No protestors on site
- Access control and monitoring will remain in place till end of day

Tracy Henderson | [Portfolio Security Manager](#)
CITY OF VANCOUVER | Real Estate & Facilities Management
453 W 12th Avenue | Vancouver, BC V5Y 1V4
Office: 604.873.7782 | Cell: 604.787.2854 Tracy.Henderson@vancouver.ca



<http://perspective.vancouver.ca/eReporting/?workgroupname=Physical%20Security&Key=PHSEC>

Issue report

s.15(1)(l)



s.15(1)(l)



From: "Henderson, Tracy" <tracy.henderson@vancouver.ca>

To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>

"Naklicki, Andrew" <andrew.naklicki@vancouver.ca>

"Bartlett, Robert" <Robert.Bartlett@vancouver.ca>

"Aujla, Bill" <bill.aujla@vancouver.ca>

"Prescott, Lisa" <Lisa.Prescott@vancouver.ca>

"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>

"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>

Date: 11/27/2017 3:32:05 PM

Subject: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2

Attachments: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017
V2.docx

Good afternoon

NO CHANGE since last update

- 1630-1700 – Gil Kelley to address media by phone and select media by appointment ONLY
- No protestors on site
- Access control and monitoring will remain in place till end of day

Tracy Henderson | [Portfolio Security Manager](#)

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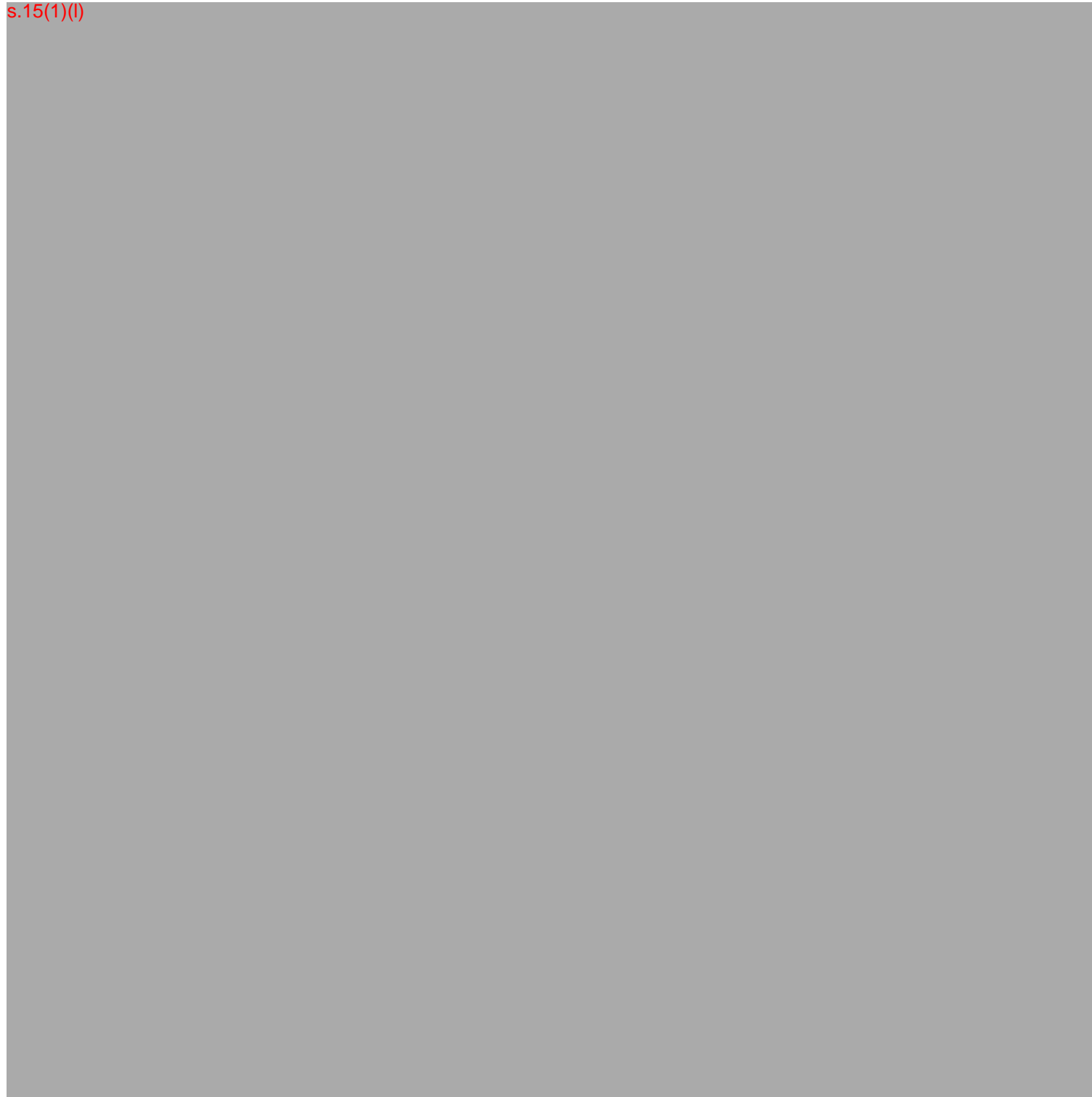
Office: 604.873.7782 | Cell: 604.787.2854 Tracy.Henderson@vancouver.ca



<http://perspective.vancouver.ca/eReporting/?workgroupname=Physical%20Security&Key=PHSEC>

Issue report

s.15(1)(i)



From: "Henderson, Tracy" <tracy.henderson@vancouver.ca>

To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>

"Naklicki, Andrew" <andrew.naklicki@vancouver.ca>

"Bartlett, Robert" <Robert.Bartlett@vancouver.ca>

"Aujla, Bill" <bill.aujla@vancouver.ca>

"Prescott, Lisa" <Lisa.Prescott@vancouver.ca>

"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>

"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>

Date: 11/27/2017 2:18:08 PM

Subject: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2

Attachments: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017
V2.docx

Good afternoon,

Attached you will find the Issue Report for the Marpole Modular Housing Announcement.

- No protestors currently onsite
- Access control and monitoring in effect at City Hall

Tracy Henderson | [Portfolio Security Manager](#)

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<http://perspective.vancouver.ca/eReporting/?workgroupname=Physical%20Security&Key=PHSEC>

Issue report

s.15(1)(l)

From: s.22(1)

To: "Housing Vancouver" <housing@vancouver.ca>

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

Date: 12/17/2017 9:41:03 PM

Subject: Kaslo St Temporary Modular Housing

Dear Mr Kelley and Housing Team,

I would like to provide my feedback after having attended one of the Information Sessions for the Kaslo St TMH.

1. There is no consultation. Regardless whether the neighbours support this or not, the TMH will move forward. CTV News on Dec 13 reported on this. Asking for people to provide feedback seems almost pointless. The % of Marpole residents who opposed the location of a TMH on Heather St & W 59th Ave has never been publicized. When only 20-30 out of a 2000 Churchill students attended a pro-TMH rally, however, the Mayor hyperbolized to make it sound as if all students supported the TMH. So, my sense was that the Kaslo St neighbours are resigned that the TMH will be forced into their neighbourhood. Instead of heavily protesting, people I spoke to encouraged each other to vote out the current council in the next election.
2. As you are aware, there were no sit-down discussions. Could we not have sat upstairs in the church to hear what everyone wanted to ask? This would've been more informative for the community.
3. There was no detailed info on any of the poster boards that addressed neighbours' concerns about what type of tenants would be living there. For example, there was no list of considerations that led to site selection, even though that list exists. As well, there was no mention anywhere that a minimum of 20% of tenants must be Service Level 3, which as you know by definition means extensive criminal behaviour with a high likelihood to reoffend, intimidating and aggressive behaviour, non-engagement with treatment and support for mental health & addiction, property damage, etc. Fortunately, I was aware of this from having been following the TMH issue closely for almost a year. I am not the average neighbour. None of the people I spoke to in the church basement had any idea. Here is a summary from someone's blog post: <https://eyeonnorquay.wordpress.com/2017/12/16/report-on-tmh-sessions/>
4. When I asked Brenda Prosen from BC Housing (formerly of City of Vancouver) about the minimum 20% requirement, she asked me how did I know about this. Did I get the info from Marpole folks. Why was such a crucial piece of info withheld from people attending the info sessions? To Ms Prosen's credit, she acknowledged that when the Marguerite Ford apartments first opened, she had pushed for too high a % of homeless people, causing extensive conflicts and damage there. In the first 16 months of operation, there were 726 calls to police. She verbally promised that she would try to stick to the 20% amount for Service Level 3 at the Kaslo site. However, can we get this on a contract that 20% is the maximum not the minimum? Anything verbal is not binding. There are single-family homes immediately across the back lane from this TMH. Ms Prosen said the criminal background of tenants may involve petty crimes including break and enters. People living beside the TMH are quite vulnerable for crime. The only thing separating an intruder is a simple door or window. I am also concerned about tenants gathering across the street at the park. I do not wish to be intimidated and threatened as I walk to and from the SkyTrain station or tennis courts.
5. Janice Abbott of Atira was candid in telling me that she only learned on Monday that they had won the bid to be the service provider at the Kaslo site. She did not know anything about the site. She didn't have a budget so couldn't answer whether she had enough money to staff 1 or 2 people 24/7. She did not know what the tenant mix would be as they haven't interviewed anyone. How are neighbours supposed to provide feedback about this TMH if safety is their primary concern?
6. There were 3 security guards, 1 uniformed police officer, and 1 undercover officer at the info session, which was a cramped church basement. I felt greatly offended that the undercover officer followed me, watched what I wrote on the feedback board, and asked me if I lived in the neighbourhood and for how long. He was not asking to make conversation. I was quietly walking around minding my own business. If there will be as many security guards and police officers working at the TMH instead, I'm sure Kaslo St & Marpole neighbours would object less.
7. I think it was wrong for the City to consult with Collingwood Neighbourhood House, the community gardeners, and Park Board but not notify the neighbours sooner (according to Vancouver Courier article). There were someone who didn't even know about the info sessions. Were notifications dropped through the mail slot or were they sent to owners? I think he is a renter.
8. To date, there is still no site-specific info on the City's website. I've been asking for documentation to be posted since last week. If Dec 22 is the last date for neighbours to submit feedback, they need more info. Please post at least the Operation Management Plan, tenancing mix info, and the siting of the building in both English and Chinese ASAP. Will there only be one entrance facing E. 29th? People congregating on the side and back alleys can be disruptive to neighbours.

I sincerely hope that for the next site that will be chosen, staff will genuinely involve the adjacent neighbours sooner rather than later. These are people who have to deal with tenants and issues 24/7. Their safety and property may be at risk. Their property values will also decrease compared to a similarly zoned lot further away from the TMH. I hope the City can extend some compassion to these neighbours by being willing to mitigate risks before construction even begins. As well, please be more organized, informative, and transparent during future info sessions.

s.22(1)

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>
"Whitty, Ethel" <ethel.whitty@vancouver.ca>
"Bond, Abigail" <Abigail.Bond@vancouver.ca>
"Munro, Kent" <Kent.Munro@vancouver.ca>
"Granger, Heidi" <Heidi.Granger@vancouver.ca>
"Greenberg, Jeff" <jeff.greenberg@vancouver.ca>
"Davis, Margot" <Margot.Davis@vancouver.ca>
"Greer, John" <john.greer@vancouver.ca>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Aujla, Bill" <bill.ujla@vancouver.ca>
"Harrison, Luke \\\(VAHA\\)" <Luke.Harrison@vaha.ca>
"Gilbertson, Kenneth \\\(VAHA\\)" <Kenneth.Gilbertson@vaha.ca>
"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>
"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>
"Stasila, Lauren" <Lauren.Stasila@vancouver.ca>
"Dunnet, Allison" <Allison.Dunnet@vancouver.ca>

Date: 12/5/2017 7:40:02 AM

Subject: Modular housing - follow up

Good morning all,

Arising out of our update meeting on Monday afternoon, I noted the following decisions/actions:

- Franklin – Abi recommended deferring communication with campers until Friday of this week. Paul to follow up with Tobin.
- Final V.2 design expected imminently. VAHA will refer to Planning once received.
- Little Mountain – VAHA identified a concern re proximity of the building to the property line. Requires further review re potential impact on number of units.
- Olympic Village – VAHA to confirm BCH acceptance of site servicing costs.
- Public announcements re LM and OV – recommend delay to January to accommodate neighbourhood outreach and avoid gaps in staff response to issues over Christmas break. Paul to confirm.
- s.13(1), s.17(1)
- Gil to address at upcoming meeting with MST. Abi to coordinate pre-meeting with MST staff.
- s.14, s.16(1)(c)

Please advise re any corrections, additions or omissions to the above.

Also, for those of you who are scheduled to participate in the call at 10:30 this morning, I believe we can forego that call. I will cancel.

Many thanks,
Paul

Paul Mochrie | Deputy City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7666 | paul.mochrie@vancouver.ca



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From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
Date: 1/3/2018 10:53:28 AM
Subject: Modular housing - update

Hi Sadhu,

Based on a discussion with Luke and Abi this morning, I am writing to provide a brief update on the status of our various TMH projects:

- Pearson: all units for the first building are now in place. The foundation for building 2 is being installed commencing today. On track for occupancy based on original schedule.
- Franklin St: on track. BP application will be submitted this week; expect DP issuance 3rd week of January. Occupancy early/mid March; seeking to expedite if at all possible.
- Powell St: work still ongoing to determine extent of environmental contamination. Timing uncertain pending resolution of environmental issue. We are following up with Env Services.
- Kaslo St: DP submission expected Jan 12. Community info session planned for Feb 6; ongoing engagement with Collingwood Neighbourhood House in the interim.
- Olympic Village: fact sheet distributed to the neighbourhood yesterday with a further notification to residences within 5-block radius later this week. Pre-DP community meeting scheduled for Jan 30.
- Olympic Village site 2 (east of Cambie Bridge). Proposed building location provided to REFM for review.
- Little Mountain: licence agreement remains outstanding. Issue re property tax obligation; Abi is working to resolve with owner and BC Housing this week.

• s.13(1), s.17(1)

• s.13(1), s.17(1)

• s.16(1)(c)

• s.13(1), s.17(1)

I am happy to elaborate on any/all of the foregoing as may be helpful.

Cheers,
Paul

Paul Mochrie | Deputy City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7666 | paul.mochrie@vancouver.ca



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From: s.22(1)
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/27/2017 9:32:50 PM
Subject: Modular Housing Temporary

These 1000 people don't need to live in the modular land owned by ONNI okay, this developer gentrified the entire downtowned eastside and pushing rich people to live and pushed out the poor people and now you housing them in west side.? these people dont need to live in west side. the food bank is 30 minute bus drive. from where they live.

Build homeless highrises or known as gov't projects in knight and hastings or that neighborhood. but no the city has gentrified and want to redevelop ghetto or skid row into upper class \$600,000 condos that is sold and marked to US hedge funds and investors.. and that is resold to Asian invetors. foreign investors. and why is this AMerican the city 'planner' what plan..it's all about making money for developeres. stop development the city doesn't need any more 1 million or even \$400,000 condos. sold and marked to foreign money launders and speculators. this entire real esate will crash when interest rates are forced to go up and you have abandoned housing projects. and begging for investors to invest in in vancouver.

The city has gentrified downtown eastside with approving heritaget buildings in stratcona and moved a hospital there. these 'homeless shelters should be built in downtown east side which the city has approved and demolished hundreds of SRO due to 'old' buildings well that is skid row and rents are cheap because of that . everybody is on welfare in that neighborhood. Developers want to develop the entire main street to knight street lands to like coal harbor...coal harbor in the 1970's was cheap boating beach comber and developers made millions marketing and selling to rich foreign buyers as 'investment condos okay. and want more land and condos to sell.

this drivees up land values in vancouver. and pushed more people into the streets as old hotels like balmoral and SRO are converted to air bnb..and old buildings sitting empty as 'city farms' which is B.S. the city is acting like the classic who caused the homeless problem and acting like it's doing something about it. stop development as it drives up land values even more. and stop approving more buildings. these homeless tonnes of land in downtown eastside and they don't give a dam about living in the rich west side they don't belong there. like the yuppies rich moving into downtown east side and complainig about too much druggies and crime. nobody told these people to buy a condo in skid row? or five blocks from heroin central of Canada.

Build homeless highrises or known as gov't projects in knight and hastings or that neighborhood. but no the city has gentrified and want to redevelop ghetto or skid row into upper class \$600,000 condos that is sold and marked to US hedge funds and investors.. and that is resold to Asian invetors. foreign investors. and why is this AMerican the city 'planner' what plan..it's all about making money for developeres. stop development the city doesn't need any more 1 million or even \$400,000 condos. sold and marked to foreign money launders and speculators. this entire real esate will crash when interest rates are forced to go up and you have abandoned housing projects. and begging for investors to invest in in vancouver.

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From: ["Harrison, Luke \ \(VAHA\)" <Luke.Harrison@vaha.ca>](mailto:Luke.Harrison@vaha.ca)
To: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
Date: 12/15/2017 4:57:29 PM
Subject: Modular Reporting update - Monday Dec 11 - Friday Dec 15
Attachments: HSG - TMH - high level regulatory timelines - Dec 14.pdf
VAHA - HF - TMH - Tracker - Dec 11-15 2017.xlsx
Modular Housing Media Coverage- December 8th-14th, 2017.pdf

Weekly Temporary Modular Housing Report – Monday Dec 11th to Friday Dec 15th

Site Updates (Attached: Modular Project Tracker, High level project schedule for s.13(1), s.17(1) media coverage document, Pearson Webcam progress image)

Highlights:
Pearson

- Construction has progressed with no delays or disruption to schedule
- Fortis gas line completed on Friday 15th Dec
- Craning of first building to commence Monday 18th – Crane is installed on site ready (see webcam image attached)

Franklin & Powell

- BP application for 501 Powell made Dec 13th
- BP application for 1115-1141 Franklin expected Dec 20th

Other

- V2 building design revised to include final comments from planning. Design to be used to complete DP applications for future projects using V2 design
- s.13(1), s.17(1)
- BCH have provided survey, geotech and environmental information for Little Mountain

Concerns:

- Timely response from Holborn to finalize Little Mountain License and to proposed building location and proximity to new subdivision lot lines
- s.13(1), s.17(1)
- 501 Powell – environmental risk assessment showed possible issues – requires further investigation to resolve which is underway. Potential for delay to start of construction. Update expected Dec 19th
- s.16(1)(c)

Next steps:

- Little Mountain – VAHA and Legal to finalize License with Holborn
- Olympic Village – VAHA to finalize building site plan for review by planning. COV / BC hydro to confirm servicing plans
- s.13(1), s.17(1)
- s.16(1)(c)
- Finalize DP applications for Olympic, Kaslo and Little Mountain

Weekly engagement & community feedback report

Highlights:

- Staff attended meeting coordinated by the Collingwood Neighbourhood House to convene local service providers and share info on TMH. CNH and other local groups are very keen on being involved in this project, staff are coordinating with ED of CNH on best strategies for further engagement.
- Held two info sessions for Kaslo site where ~280 people attended. Mixed reaction of support and opposition. Concerns heard were about pre-existing crime in the area increasing, safety of children at playground, too big to fit into the surrounding area.
- s.13(1), s.17(1)
- Beginning discussions with VSB about convening community conversation as per DP condition before Pearson site opens. Weekly VSB/CoV resumes.

	Community Liaison	Community Services
Week of Dec 9-15th		
Calls		
General Support	2	0
General Opposition	4	0
Information Seeking	5	0
<i>Total Calls</i>	11	0
Emails		
General Support	2	8
General Opposition	0	7
Information Seeking	5	4
<i>Total Emails</i>	7	19

Planned Meetings:

- Setting up meeting for week of Jan 8th with VSB to discuss objectives, goals & logistics for community conversation.
- Dec 19th meeting with women service providers to discuss tenancing for 501 Powell

Community Liaison Report

Overview of Issues/Resolutions

Kaslo

- Several calls this week from Kaslo residents expressing concern around existing lighting around the Skytrain and TMH site. Their concern is that the area is already dimly lit and the dead end makes the location ideal for a place to do drugs or crime.
- Dec. 12 Engineering has been working collaboratively with TransLink on making service and safety improvements at the 29th Ave Station Bus Loop. Part of this work is to improve the existing 29th Avenue pedestrian crossing to a fully signalized pedestrian crossing at Atlin & 29th Avenue. As part of this new signal work, CoV crews will also be installing new LED street lighting which will improve safety at this intersection. Work for this intersection will commence in Q1 2018. TransLink has also installed additional lighting within the bus loop to improve pedestrian comfort and safety.
- Still Moon Arts Society has expressed interest in painting a mural or art installation on Kaslo TMH. They are looking for funding to complete this. CL replied that the best way for Still Moon Arts Society to submit a proposal would be to send a detailed email to tohousing@vancouver.ca
- Coordinated 500 copies of the Kaslo Factsheet to be sent home to parents of Norquay Elementary School as requested by the Principal.

Marpole

- There is a lot of interest from Marpole residents in joining the Community Advisory Committee. Received 5 emails and 1 call this week from individuals requesting to sign up.
- CoV is currently drafting a Terms of Reference to give a framework to the CAC and this should be available in the new year.

Media & Social Media

Social media

- Overall, articles covering modular housing in Vancouver were shared on Facebook approximately 180 times. There were over 150 “reactions” to social media posts about modular housing (from news outlets) and over 140 comments across all articles posted.
- Notably, community advocate Sarah Blyth tweeted an image of a protester who had a sarcastic sign at a Marpole rally. The tweet was retweeted, “liked” many times and discussed on Reddit

Number of relevant articles

- 137 print/online articles covered TMH. – The number is particularly high this week as a Canadian Press article was picked up all across the country. The article “Vancouver’s latest tool for housing the homeless getting rough reception”

Analysis of coverage

- The coverage mainly focused on the “rough reception” to Vancouver’s request (and subsequent approval) for injunction to dislodge protesters who were preventing work crews from accessing the Marpole modular housing site.
- There was minimal coverage on the proposed Kaslo modular housing site, where residents say that the proposal gives “no regard to the Renfrew-Collingwood Community Plan”.
- Representatives of the Portland Hotel Society welcome the plan for modular sites at 501 Powell St. and 1115 Franklin St., stating that the two projects will have a great impact on the lives of homeless people.
- A few articles around efforts the city is taking to ease Marpole residents’ concerns over the project

Next Steps:

Pearson-Dogwood

- Monitoring coverage of injunction and responding to ongoing media requests

Franklin/Powell

- Continue stakeholder engagement
- Letter to vacate sent to campers and helping remaining campers move into a shelter, monitoring media response

Kaslo

- Community information sessions held Wednesday and Thursday
- Ongoing stakeholder engagement

Olympic Village

- Factsheet to be delivered within a 10-block radius starting Jan 2
- Notification postcard about upcoming community information session to be sent the first week of January
- Stakeholder engagement continues
- Preparing materials for community information sessions

Overall

- Created updated timelines for announcements of Olympic Village and Little Mountain
- Continue to post regularly on social media about the need for Temporary Modular Housing and to address stigma of homeless residents in Vancouver
- Email sent to a collected list of emails
- Updating web page as new information and documents become available

















Modular Housing Media Coverage: December 8th to 14th

Number of Relevant Print Articles

- 137 print Articles nationally, specific publications outlined in [this report](#)

Number of Relevant TV/Radio Clips

- Approximately 126 video/audio clips found in [this report](#). Sources include:
 - CTV News
 - CFJC Kamloops
 - CBC Radio
 - CKNW
 - CKPG Prince George
 - News 1130

Analysis of Coverage

The coverage from December 8th to December 14th mainly focused on the “rough reception” to Vancouver’s request (and subsequent approval) for injunction to dislodge protesters who were preventing work crews from accessing the Marpole modular housing site.

There was minimal coverage on the proposed Kaslo modular housing site, where residents say that the proposal gives “[no regard to the Renfrew-Collingwood Community Plan](#)”.

Representatives of the [Portland Hotel Society welcome the plan](#) for modular sites at 501 Powell St. and 1115 Franklin St., stating that the two projects will have a great impact on the lives of homeless people.

Media Exposure- December 8th-14th, 2017



Social Media Sentiment

Overall, articles covering modular housing in Vancouver were shared on Facebook approximately 180 times. There were over 150 “reactions” to social media posts about modular housing (from news outlets) and over 140 comments across all articles posted.

Some of outlets/pages that shared modular housing content on Facebook include:

- Local Governance Talks 2.0
- New Leaf Project
- Roundhouse Radio
- Trail Daily Times
- Building Magazine
- Share Your News for the Caribou
- Agassiz-Harrison Observer
- Campbell River Mirror
- Langley Advance
- Mission City Record
- Pacific Community Resources Society
- Multi-Press
- Darpan Magazine
- Share Your News for William's Lake
- Victoria Cool Aid Society
- Global News
- Newscaf
- Westender
- Vancouver Courier
- Canadian Architect
- Alliance Against Displacement

Notably, community advocate Sarah Blyth tweeted an image of a protester who had a sarcastic sign at a Marpole rally. The tweet was retweeted, “liked” many times and [discussed on Reddit](#)



Articles

1. [Vancouver's Latest tool for housing the homeless getting rough reception](#)- Canadian Press

This article was the most published article nationally, which was picked up by approximately 125 news outlets across Canada (as outlined in [this report](#))

2. Vancouver residents protest city's latest strategy for housing the homeless- [Globe and Mail](#), [Newscaf](#)

3. [The City of Vancouver trying to ease Marpole residents' concerns over homeless housing project](#)- Global News

Note: this article was shared by the "Right idea, wrong location. Protect our kids" official Facebook page

4. Modular housing projects provide 'a place to call home'- [Vancouver Courier](#), [Westender](#)

5. [Marpole residents want court to halt temporary homeless housing project construction](#)- Global News

6. Marpole residents filed a petition for judicial review against the city of Vancouver regarding temporary modular housing- [The Canadian Business Journal](#), [Digital Journal](#)

7. [Marpole residents ask for judicial review of modular housing](#)- Vancouver Courier

8. [Kaslo modular housing fight](#)- Global News (video)

From: s.22(1)
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/29/2017 11:47:19 AM
Subject: Proposal for Alternate site of Temporary Modular Housing
Attachments: Alternate site for temp modular housing.pdf

Dear Mr. Kelley,

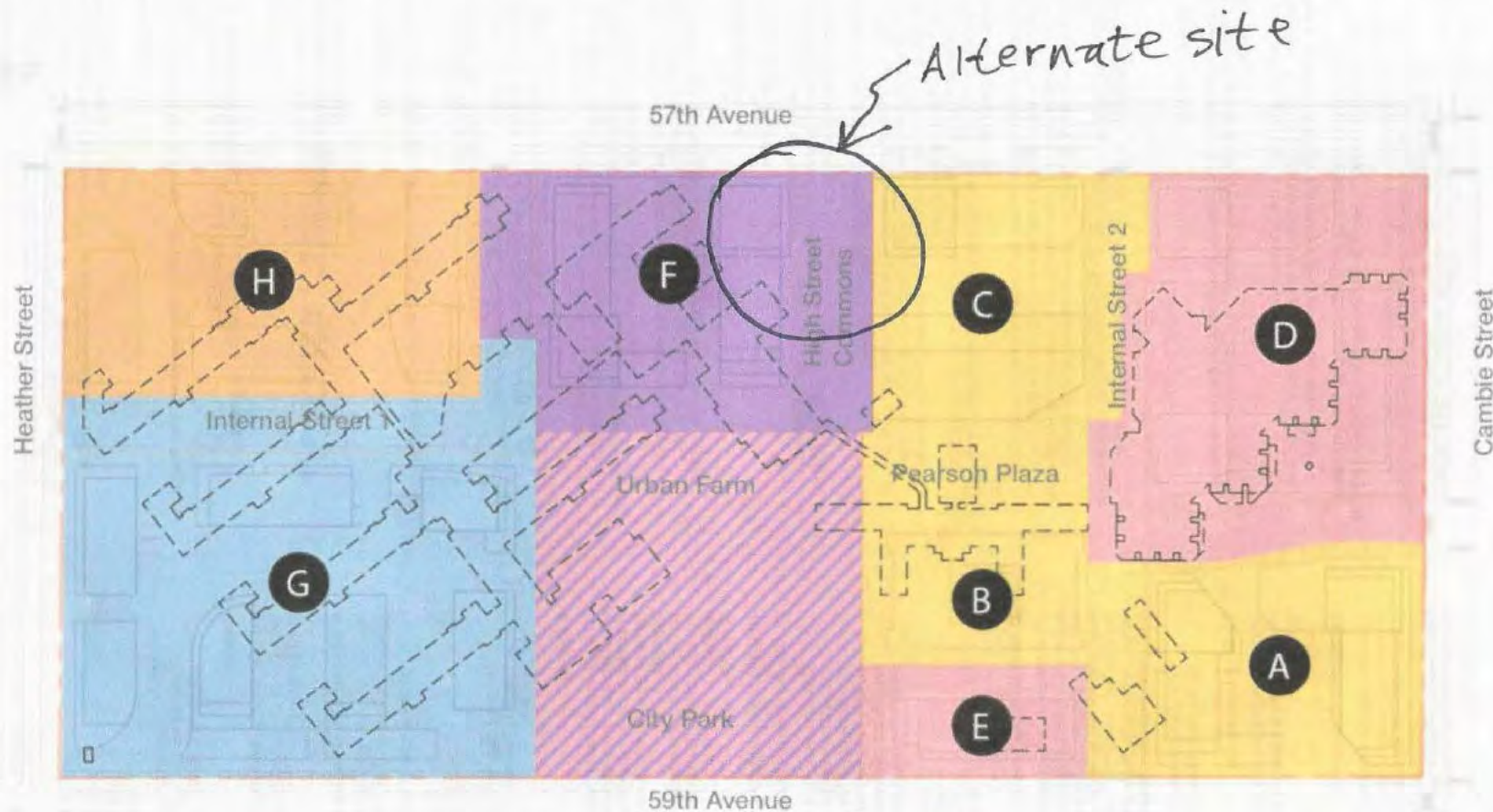
I attended a meeting of about 150 concerned residents last night regarding the temporary modular housing at 59th and Heather. I believe that the consensus was that we support housing for the homeless but not directly across from schools. I suggested an alternate Pearson Dogwood site in Area F for this project, and got agreement that this would alleviate a lot of their fears. This alternate site is currently an open field, close to the Cambie bus line and shops across the street on 57th Avenue. Since Area F is phase three of the Pearson Dogwood redevelopment, we feel that it would be a suitable location for the temporary modular housing until it is developed.

I believe that the City would get buy in from the Marpole Community if it was placed at this alternate site.

Thank you in advance for your consideration.

s.22(1)





From: "Murray, Mary Ann" <MaryAnn.Murray@vancouver.ca>
To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>
"Bond, Abigail" <Abigail.Bond@vancouver.ca>
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"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>
"Stasila, Lauren" <Lauren.Stasila@vancouver.ca>
"Harrison, Luke \\\(VAHA\\)" <Luke.Harrison@vaha.ca>
"Gilbertson, Kenneth \\\(VAHA\\)" <Kenneth.Gilbertson@vaha.ca>
"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>
"Greer, John" <john.greer@vancouver.ca>
"Granger, Heidi" <Heidi.Granger@vancouver.ca>
"Greenberg, Jeff" <jeff.greenberg@vancouver.ca>
"Aujla, Bill" <bill.aujla@vancouver.ca>
"Davis, Margot" <Margot.Davis@vancouver.ca>
Date: 1/9/2018 4:34:06 PM
Subject: Proposed Agenda - Modular Housing Weekly Meeting - January 10
Attachments: CMO - Modular Housing - Weekly Meeting - Agenda - 2018-01-10.docx

Hello,

Attached is the proposed agenda for tomorrow's 8:30 a.m. meeting.

Kind regards,
Mary Ann

Mary Ann Murray
Executive Assistant to Director and CEO of VAHA
Office of the City Manager | City of Vancouver
T: 604.873.7262 | maryann.murray@vancouver.ca



MODULAR HOUSING WEEKLY MEETING

January 10, 2018

8:30 – 9:30 a.m.

City Manager's Board Room, 6th floor, City Hall

AGENDA

1.	<p>Status of action items from January 3, 2018 meeting:</p> <ul style="list-style-type: none"> a. Occupancy date of Pearson b. Powell market and garden relocation c. Provide architectural elevations for Type 2 building to Community Services <p>s.13(1), s.17(1)</p> 
2.	<p>Existing Sites Status:</p> <ul style="list-style-type: none"> a. Pearson <ul style="list-style-type: none"> i. Occupancy ii. Completion/occupancy permit of first building iii. Tenanting schedule/process of first building iv. Community conversation – details on condition of DP b. Powell <ul style="list-style-type: none"> i. Environmental, DP, BP ii. DP decision Timing – impacted by contamination iii. Possible hold on manufacturing of u nits or reuse on another site c. Franklin <ul style="list-style-type: none"> i. Environmental, DP, BP d. Kaslo <ul style="list-style-type: none"> i. DP, Community engagement e. West 2nd (formerly referred to as Olympic Village/West 6th) <ul style="list-style-type: none"> i. Community engagement, DP ii. Update on commercial kitchen – gas option f. Little Mountain <ul style="list-style-type: none"> i. License, Community engagement <p>s.13(1), s.17(1)</p> 

3.	<div data-bbox="337 231 1123 520" data-label="Image"> </div> <div data-bbox="337 231 483 268" data-label="Text"> <p>s.13(1), s.17(1)</p> </div>
4.	Communications Update and Timelines

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
Date: 12/5/2017 3:29:48 PM
Subject: RE: 2017 12 03 LT City of Vancouver re Temporary Modular Housing (00189728xE15D1)

Thanks.

Third Party - McEwan

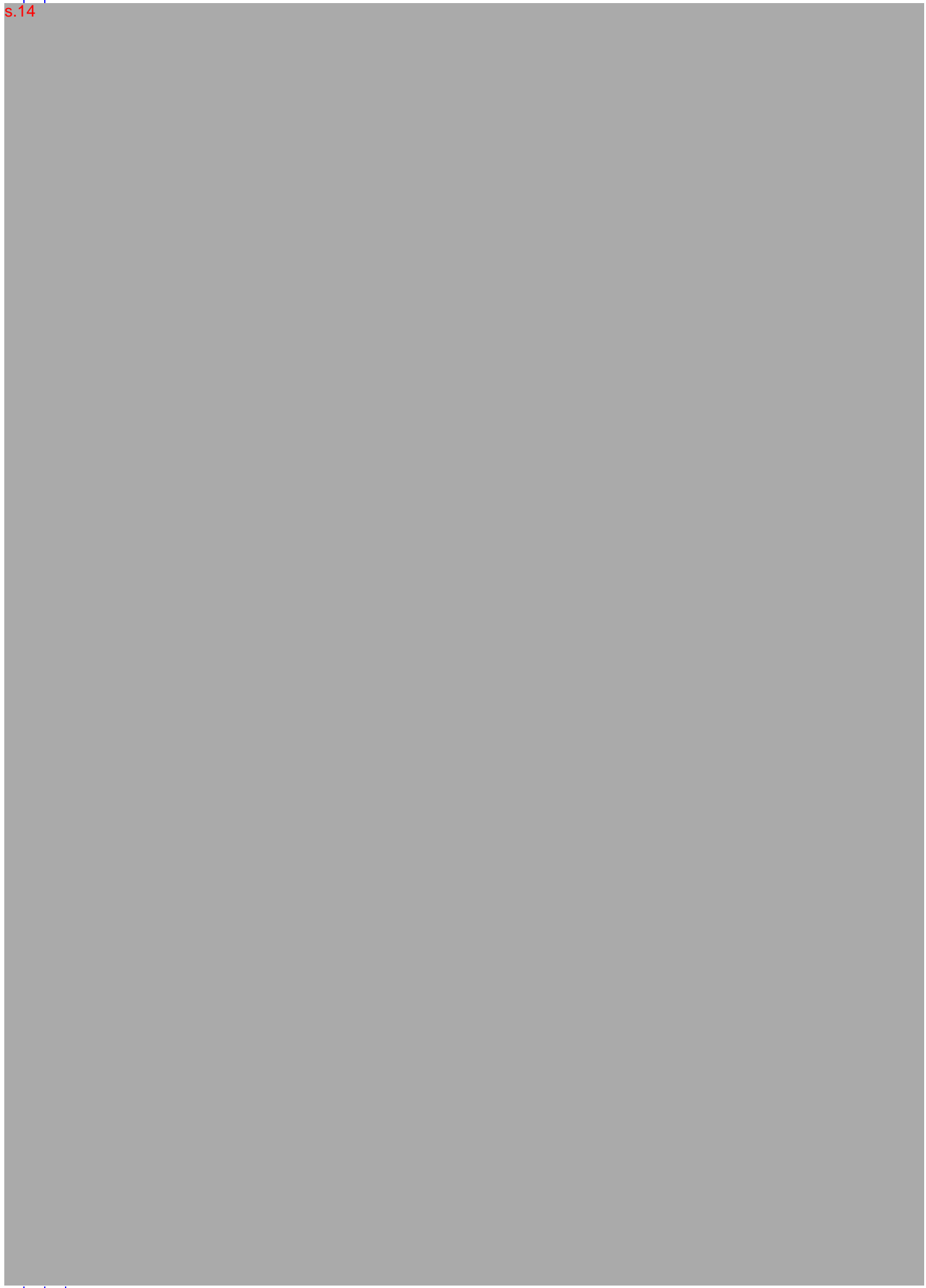


From: ["Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>](mailto:Kathleen.Llewellyn-Thomas@vancouver.ca)
To: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
Date: 12/3/2017 9:30:19 PM
Subject: 

OK. Good to know thanks

Kathleen Llewellyn-Thomas, P. Eng.
General Manager
Community Services
[604.871.6858](tel:604.871.6858) (o)
[604.353.1857](tel:604.353.1857) (c)

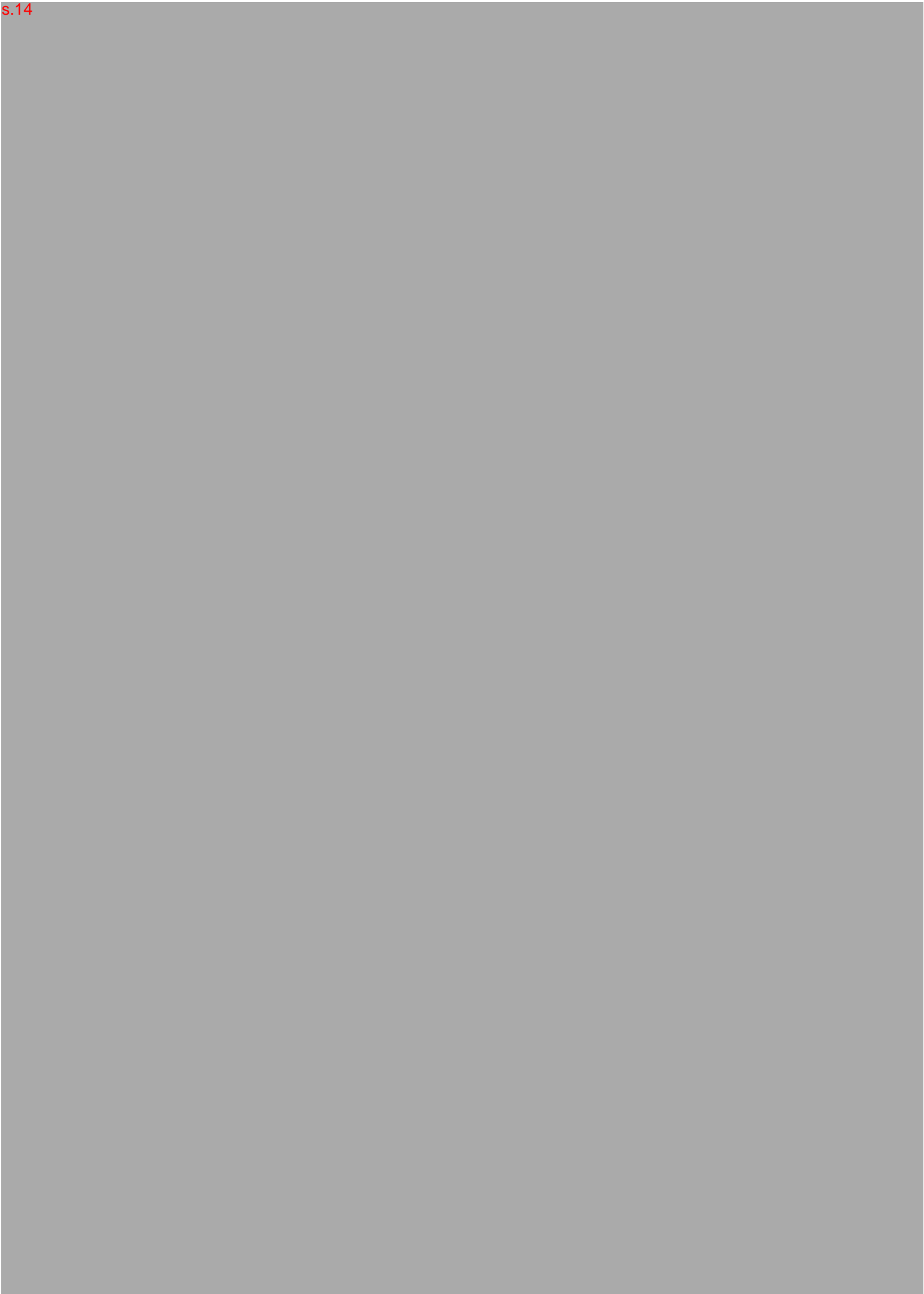

s.14





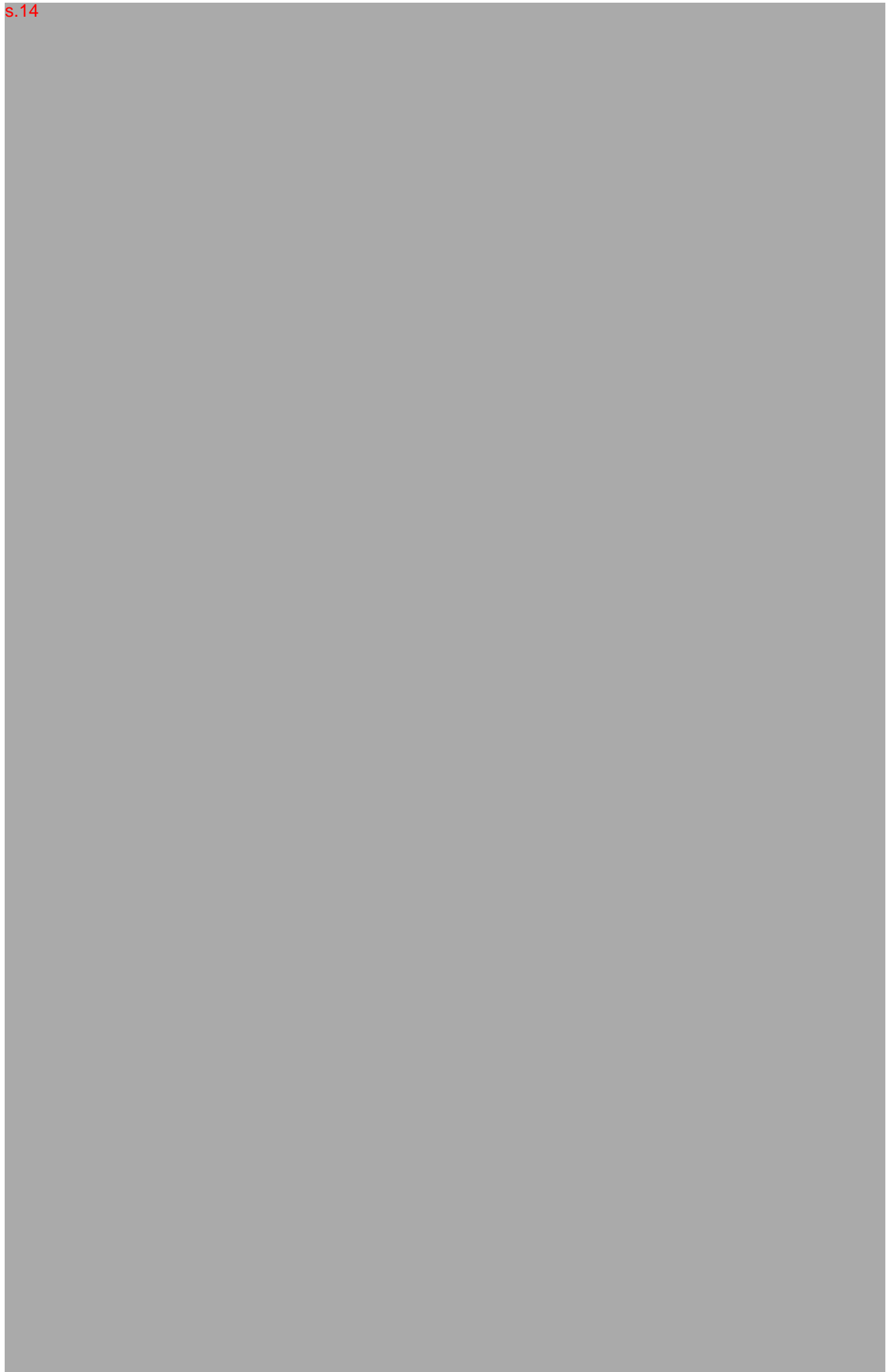
S.14

















From: ["Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>](mailto:Llewellyn-Thomas, Kathleen <Kathleen.Llewellyn-Thomas@vancouver.ca>)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Kelley, Gil <Gil.Kelley@vancouver.ca>)
["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Mochrie, Paul <Paul.Mochrie@vancouver.ca>)
Date: 12/6/2017 5:31:14 PM
Subject: RE: Decision on Temporary Modular Housing in Marpole

Will follow up.

Kathleen Llewellyn-Thomas, P. Eng.
General Manager
Community Services
604.871.6858 (o)
604.353.1857 (c)

Preferred pronouns: she, her, hers, herself

From: Kelley, Gil
Sent: Wednesday, December 06, 2017 2:32 PM
To: Llewellyn-Thomas, Kathleen; Mochrie, Paul
Subject: Fwd: Decision on Temporary Modular Housing in Marpole

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: Tracy Beshara <tracyh@mofp.org>
Date: December 6, 2017 at 2:28:33 PM PST
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: "Jimenez, Liza" <liza.jimenez@vancouver.ca>
Subject: RE: Decision on Temporary Modular Housing in Marpole

Hello,
What is the timeline of when the modular housing will open?
I have a community member who would like to organize and welcome to the neighbourhood event.
Thank you,

Tracy Beshara
Executive Director
Marpole Oakridge Family Place
8877 Selkirk Street, Van, BC, V6P 4J6
604-263-1405

tracyb@mofp.org
www.mofp.org

... happy children, strong families, connected community since 1978

From: Kelley, Gil [<mailto:Gil.Kelley@vancouver.ca>]
Sent: November 27, 2017 4:33 PM
To: Kelley, Gil <Gil.Kelley@vancouver.ca>
Subject: Decision on Temporary Modular Housing in Marpole
Importance: High

Good Afternoon members of the Marpole community,

I want to thank you for your expression of interest and concern – both pro and con – in this project and let you know of my decision.

Context

To address immediate housing needs for homeless residents in Vancouver, the City of Vancouver, B.C. government and the Vancouver Affordable Housing Agency are placing temporary modular housing on underutilized sites across Vancouver. This comes as part of a \$66 million commitment from the Province towards 600 units of temporary modular housing in Vancouver.

On October 26th, the City announced the first two buildings with 78 new homes to go on the Pearson-Dogwood site in Marpole at 7430 & 7460 Heather Street (650 West 57th Avenue). This is the first site of ten or more across the City that will hold temporary modular housing.

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The City is taking action to respond to the urgent need for affordable housing, and as such City Council has delegated me, as the General Manager of Planning, the authority to approve temporary modular housing projects, with conditions attached.

Decision

As part my deliberation, I have personally met with the project sponsors, concerned Parent Advisory Council representatives and community leaders to hear their concerns. I've also spoken with the Vancouver School Board and I've read through the numerous letters and emails from the public, as well as the summary of comments from the four Open Houses conducted earlier this month.

I've taken this decision very seriously and taken into consideration everything I've heard from the above community members and stakeholders. I've also looked at the City's overall need to support and house our most vulnerable residents, especially in light of the increasing number of homeless residents on our streets. After taking a holistic assessment, I have decided to issue the Development Permit which includes an Operations Management Plan with the following conditions:

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For more information on the DP and conditions, the full document can be found online.

I would like to express my gratitude to the community members who have taken the time to speak with me and write to me about the temporary modular housing project. I would like to encourage you to continue to be involved with the establishment of the Community Advisory Committee, meeting with the building operator to resolve your concerns and to support the integration of these new residents into your community.

I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

City of Vancouver | 515 W. 10th Ave.

604-873-7456 | gil.kelley@vancouver.ca

In support of Canada's Anti-Spam Legislation (CASL), if you would like to be removed from Marpole Oakridge Family Place (MOFP) email database please follow this [unsubscribe link](#) and supply your name and email address.

From: ["Tracy Beshara" <tracyh@mofp.org>](mailto:tracyh@mofp.org)
To: ["Breanne Whyte" <bwhyte@bigideaspace.ca>](mailto:bwhyte@bigideaspace.ca)
Date: 12/6/2017 5:06:36 PM
Subject: RE: Decision on Temporary Modular Housing in Marpole

Best number to reach me on is s.22(1)
Thank you,
Tracy

From: Breanne Whyte [mailto:bwhyte@bigideaspace.ca]
Sent: December 6, 2017 4:22 PM
To: Tracy Beshara <tracyh@mofp.org>
Cc: Jimenez, Liza <liza.jimenez@vancouver.ca>; Kelley, Gil <Gil.Kelley@vancouver.ca>; Bond, Abigail <Abigail.Bond@vancouver.ca>
Subject: Re: Decision on Temporary Modular Housing in Marpole

Hi Tracy,
Thanks for your email and support for temporary modular housing. I will connect with you by phone shortly to discuss future welcoming activities you have in mind for the new year.
Kind regards,

Breanne Whyte
Community Liaison
Temporary Modular Housing
[604-829-9321](tel:604-829-9321)

On Wed, Dec 6, 2017 at 4:08 PM, Tracy Beshara <tracyh@mofp.org> wrote:

Hello,

Please keep us in mind for the opening.

Merry Christmas and Happy New Year.

All the best,

Tracy Beshara

Executive Director

Marpole Oakridge Family Place

[8877 Selkirk Street, Van, BC, V6P 4J6](#)

[604-263-1405](tel:604-263-1405)

tracyb@mofp.org

www.mofp.org

... happy children, strong families, connected community since 1978

From: Jimenez, Liza [mailto:liza.jimenez@vancouver.ca]

Sent: December 6, 2017 3:16 PM

To: Tracy Beshara <tracyh@mofp.org>; Kelley, Gil <Gil.Kelley@vancouver.ca>

Cc: Bond, Abigail <Abigail.Bond@vancouver.ca>; Breanne Whyte <bwhyte@bigideaspace.ca>

Subject: RE: Decision on Temporary Modular Housing in Marpole

Hi Tracy ~ We have estimated the first building to complete in mid-February and the second one in early March. That's wonderful that you have a resident that wants to organize a welcome for the residents. I suggest liaising with Breanne (cc'ed here) the Community Liaison to help coordinate this.

Thanks for your support Tracy!

Liza

From: Tracy Beshara [mailto:tracyh@mofp.org]

Sent: Wednesday, December 06, 2017 2:29 PM

To: Kelley, Gil

Cc: Jimenez, Liza

Subject: RE: Decision on Temporary Modular Housing in Marpole

Hello,

What is the timeline of when the modular housing will open?

I have a community member who would like to organize and welcome to the neighbourhood event.

Thank you,

Tracy Beshara

Executive Director

Marpole Oakridge Family Place

[8877 Selkirk Street, Van, BC, V6P 4J6](#)

[604-263-1405](tel:604-263-1405)

tracyb@mofp.org

From: Kelley, Gil [<mailto:Gil.Kelley@vancouver.ca>]
Sent: November 27, 2017 4:33 PM
To: Kelley, Gil <Gil.Kelley@vancouver.ca>
Subject: Decision on Temporary Modular Housing in Marpole
Importance: High

Good Afternoon members of the Marpole community,

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Context

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The City is taking action to respond to the urgent need for affordable housing, and as such City Council has delegated me, as the General Manager of Planning, the authority to approve temporary modular housing projects, with conditions attached.

Decision

As part my deliberation, I have personally met with the project sponsors, concerned Parent Advisory Council representatives and community leaders to hear their concerns. I've also spoken with the Vancouver School Board and I've read through the numerous letters and emails from the public, as well as the summary of comments from the four Open Houses conducted earlier this month.

I've taken this decision very seriously and taken into consideration everything I've heard from the above community members and stakeholders. I've also looked at the City's overall need to support and house our most vulnerable residents, especially in light of the increasing number of homeless residents on our streets. After taking a holistic assessment, I have decided to issue the Development Permit which includes an Operations Management Plan with the following conditions:

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I would like to express my gratitude to the community members who have taken the time to speak with me and write to me about the temporary modular housing project. I would like to encourage you to continue to be involved with the establishment of the Community Advisory Committee, meeting with the building operator to resolve your concerns and to support the integration of these new residents into your community.

I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

[City of Vancouver](#) | 515 W. 10th Ave.

[604-873-7456](tel:604-873-7456) | gil.kelley@vancouver.ca

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From: [REDACTED]
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/29/2017 7:50:36 AM
Subject: Re: Decision on Temporary Modular Housing in Marpole

Gil,

Thank you for your letter on Monday. I deeply appreciate all the care you have taken with your decision and your commitment to better communication and engagement/inclusion of the community. You have made space and invited us to the table. Now it is on us to continue our engagement and work to include this and future changes into our community. I hope that this project and the plans for the larger Pearson-Dogwood site will make a dent in the complex problems of homelessness and housing.

Warmest regards,

s.22(1)
[REDACTED]

On Mon, Nov 27, 2017 at 4:33 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Good Afternoon members of the Marpole community,

I want to thank you for your expression of interest and concern – both pro and con – in this project and let you know of my decision.

Context

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Gil Kelley

Gil Kelley, FAICP

General Manager | Planning, Urban Design & Sustainability

[City of Vancouver | 515 W. 10th Ave.](#)

[604-873-7456](tel:604-873-7456) | gil.kelley@vancouver.ca

From: [s.22\(1\)](#)

To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](#)

Date: 11/28/2017 1:18:50 PM

Subject: RE: Decision on Temporary Modular Housing in Marpole

Gil,

Thank you for the email. It is disappointing but not unexpected. It is disturbing that Marpole keeps getting decisions forced down their throats without proper consultation.

Regarding the CAC, it will be imperative that this body has the power to affect change if the operator is not living up to the outcomes that have been promised. I would be interested to know the mechanisms behind this. Thanks again.

[s.22\(1\)](#)

From: Kelley, Gil [mailto:Gil.Kelley@vancouver.ca]
Sent: Monday, November 27, 2017 4:33 PM
To: Kelley, Gil <gil.kelley@vancouver.ca>
Subject: Decision on Temporary Modular Housing in Marpole
Importance: High

Good Afternoon members of the Marpole community,

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Gil Kelley

Gil Kelley, FAICP
General Manager | Planning, Urban Design & Sustainability
City of Vancouver | 515 W. 10th Ave.
604-873-7456 | gil.kelley@vancouver.ca

From: ["Tracy Beshara" <tracyh@mofp.org>](mailto:Tracy.Beshara@mofp.org)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
Date: 11/28/2017 10:11:20 AM
Subject: RE: Decision on Temporary Modular Housing in Marpole

Hello,

Thank you for the notice and the update. I am happy to hear the project will go ahead.

All the best,

Tracy Beshara
Executive Director
Marpole Oakridge Family Place
8877 Selkirk Street, Van, BC, V6P 4J6
604-263-1405
tracyb@mofp.org
www.mofp.org

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City of Vancouver | 515 W. 10th Ave.
604-873-7456 | gil.kelley@vancouver.ca

In support of Canada's Anti-Spam Legislation (CASL), if you would like to be removed from Marpole Oakridge Family Place (MOFP) email database please follow this [unsubscribe link](#) and supply your name and email address.

From: ["Lawlor, Tina" <tina.lawlor@vancouver.ca>](mailto:tina.lawlor@vancouver.ca)
To: ["Angela Crimeni" <acrimeni@stikeman.com>](mailto:acrimeni@stikeman.com)
Date: 1/5/2018 3:36:58 PM
Subject: RE: Decision on Temporary Modular Housing in Marpole

FYI: Liza Jimenez is not back into the office until Monday January 8.

Tina

s.14







From: "Couper, Sara" <Sara.Couper@vancouver.ca>
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/27/2017 4:44:55 PM
Subject: RE: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2 - FINAL

Trying to find you! We have a number of media lined up to call

Sara Couper | Communications Manager
Corporate Communications | City of Vancouver
c. 604-362-5032
sara.couper@vancouver.ca

From: Kelley, Gil
Sent: Monday, November 27, 2017 4:44 PM
To: Couper, Sara
Cc: Llewellyn-Thomas, Kathleen
Subject: Re: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2 - FINAL

Are we still on for media today? I am in the Mayor's office until 6:00 but can break if needed (or do at 6:00 - better). Kathleen is here now but not staying for the 5:00 (not sure what her plans are).

Please excuse any typos
Sent from my iPhone

On Nov 27, 2017, at 4:33 PM, Henderson, Tracy <tracy.henderson@vancouver.ca> wrote:

No further Issue report will be sent out.

No change from Last update.

- 1630-1700 – Gil Kelley to address media by phone and select media by appointment ONLY
- No protestors on site
- Access control and monitoring will remain in place till end of day

Tracy Henderson | [Portfolio Security Manager](#)
CITY OF VANCOUVER | Real Estate & Facilities Management
453 W 12th Avenue | Vancouver, BC V5Y 1V4
Office: 604.873.7782 | Cell: 604.787.2854 Tracy.Henderson@vancouver.ca

<image002.jpg>

s.15(1)(l)

A large rectangular area of the document is redacted, appearing as a solid grey block. The redaction code "s.15(1)(l)" is visible in red text at the top left of this area.

From: ["Couper, Sara" <Sara.Couper@vancouver.ca>](mailto:Sara.Couper@vancouver.ca)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
Date: 11/27/2017 4:45:26 PM
Subject: RE: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2 - FINAL

4.35: Dan Fumano- 604-605-2151
4.40: Justin McElroy - 604-346-6468
4.45pm - David Jang - Sing Tao - 778-370-5005
4.50 - Emily Lazatin, CKNW: 604.331.2766
Last call to Jen St. Denis - Metro - 604-369-3391

Sara Couper | Communications Manager
Corporate Communications | City of Vancouver
c. 604-362-5032
sara.couper@vancouver.ca

From: Kelley, Gil
Sent: Monday, November 27, 2017 4:44 PM
To: Couper, Sara
Cc: Llewellyn-Thomas, Kathleen
Subject: Re: Issue report - City Hall - Marpole Modular Housing - Media Event - 27 Nov 2017 V2 - FINAL

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CITY OF VANCOUVER | Real Estate & Facilities Management
453 W 12th Avenue | Vancouver, BC V5Y 1V4
Office: 604.873.7782 | Cell: 604.787.2854 Tracy.Henderson@vancouver.ca

<image002.jpg>

s.15(1)(l)

A large rectangular area of the document has been redacted, appearing as a solid grey block. The redaction code 's.15(1)(l)' is visible in red text at the top left of this area.

From: "Greer, John" <john.greer@vancouver.ca>
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/30/2017 7:37:40 AM
Subject: RE: Marpole modular housing

Hi Gil,

Here is the link, would you like to respond directly to this gentleman or would you like me to forward the link on your behalf?

<http://development.vancouver.ca/650w57th/index.htm>

john greer
assistant director, development services
development, buildings, & licensing, city of vancouver
t: 604.871.6194 e john.greer@vancouver.ca



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From: Kelley, Gil
Sent: Wednesday, November 29, 2017 5:19 PM
To: Greer, John
Subject: Fwd: Marpole modular housing

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: November 29, 2017 at 5:06:55 PM PST
To: <Gil.Kelley@vancouver.ca>
Subject: Marpole modular housing

Mr. Kelley,

Regarding the DP and conditions "which are available online", it would have been considerate and helpful if you would have included a link to that web location. The way you presented it, it appears you don't really want readers to have easy access to that information. Could you please provide a link for me to find the material you were referring to? Thank you very much for your help,

s.22(1)

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
Date: 1/3/2018 10:55:37 AM
Subject: RE: Modular housing - update

s.14

Paul

From: Mochrie, Paul
Sent: Wednesday, January 03, 2018 10:53 AM
To: Sadhu Johnston
Cc: Kelley, Gil; Llewellyn-Thomas, Kathleen
Subject: Modular housing - update

Hi Sadhu,

Based on a discussion with Luke and Abi this morning, I am writing to provide a brief update on the status of our various TMH projects:

- Pearson: all units for the first building are now in place. The foundation for building 2 is being installed commencing today. On track for occupancy based on original schedule.
- Franklin St: on track. BP application will be submitted this week; expect DP issuance 3rd week of January. Occupancy early/mid March; seeking to expedite if at all possible.
- Powell St: work still ongoing to determine extent of environmental contamination. Timing uncertain pending resolution of environmental issue. We are following up with Env Services.
- Kaslo St: DP submission expected Jan 12. Community info session planned for Feb 6; ongoing engagement with Collingwood Neighbourhood House in the interim.
- Olympic Village: fact sheet distributed to the neighbourhood yesterday with a further notification to residences within 5-block radius later this week. Pre-DP community meeting scheduled for Jan 30.
- Olympic Village site 2 (east of Cambie Bridge). Proposed building location provided to REFM for review.
- Little Mountain: licence agreement remains outstanding. Issue re property tax obligation; Abi is working to resolve with owner and BC Housing this week.
- s.13(1), s.17(1)
- s.13(1), s.17(1)
- s.16(1)(c)
- s.13(1), s.17(1)

I am happy to elaborate on any/all of the foregoing as may be helpful.

Cheers,
Paul

Paul Mochrie | Deputy City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7666 | paul.mochrie@vancouver.ca



CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

From: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
Date: 12/22/2017 4:01:26 PM
Subject: RE: Temp Modular Housing and tree issue

not sure if Kenny or Luke are around as we tried to connect with them today on this.

I'm around.
Anita

From: Kelley, Gil
Sent: Friday, December 22, 2017 3:52 PM
To: Molaro, Anita
Cc: Johnston, Sadhu; Mochrie, Paul; Kendall-Craden, Rena; Pickard, Gail; Greer, John; Harrison, Luke (VAHA); Gilbertson, Kenneth (VAHA)
Subject: Re: Temp Modular Housing and tree issue

Ok. Thanks for letting me know, Anita. It sounds like this is the right, perhaps only, course of action, given the circumstances. I'm copying, Paul, Rena, Gail and Sadhu so they know. I'll leave it up to Comms as to whether we want to proactively notify anyone. Will there be someone who can take a phone call over the weekend or next week, if need be. Kenny, Luke or John?
Gil

Please excuse any typos
Sent from my iPhone


On Dec 22, 2017, at 3:31 PM, Molaro, Anita <anita.molaro@vancouver.ca> wrote:

FYI,

We learned today that the contractor for the TMH at the Pearson site, the excavation for the footings has undermined 4 trees on the site, 2 of those four are in imminent hazard and must be mitigated asap.

There is a row of trees along the perimeter of the site that include these 4 trees. This row of trees were anticipated to be removed as part of the future Pearson development. These trees have been documented to be in poor shape, at the late stage of life, in decline and shedding branches. There's a Hydro line in close proximity and hydro has identified the row of trees as nuisance.

However the application for the TMH indicated that this row of trees that includes the 4 trees would be retained as part of the TMH application. **s.13(1)**



The contractor has applied to for a tree removal permit for two of the trees - the contractor may only topped them as an interim measure because is the contractor can't find tree removal people over the holidays to carry out the complete removal work. We will issue the tree removal permit for these two trees today. The other two will be reviewed in the new year as to whether they should remain or not.

I understand at the public meetings on the rezoning the neighbours spoke extensively about these trees. There was a significant effort by the applicant to educate the public that this row trees was in decline and of low value, so hence the future rezoning expects their removal. In light of the TMH concerns we are not sure that the tree removal issue will be raised by the public over the next week.

Anita Molaro | ARCHITECT AIBC + LEED AP
Assistant Director of Planning | URBAN DESIGN
PLANNING URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604.871.6479

From: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
To: "Molaro, Anita" <anita.molaro@vancouver.ca>
Date: 12/22/2017 3:52:03 PM
Subject: Re: Temp Modular Housing and tree issue

Ok. Thanks for letting me know, Anita. It sounds like this is the right, perhaps only, course of action, given the circumstances.

I'm copying, Paul, Rena, Gail and Sadhu so they know. I'll leave it up to Comms as to whether we want to proactively notify anyone. Will there be someone who can take a phone call over the weekend or next week, if need be. Kenny, Luke or John?

Gil


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Sent from my iPhone

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Assistant Director of Planning | URBAN DESIGN
PLANNING URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604.871.6479

From: ["Harrison, Luke \ \(VAHA\)" <Luke.Harrison@vaha.ca>](mailto:Luke.Harrison@vaha.ca)
To: ["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)
Date: 12/23/2017 12:39:06 PM
Subject: Re: Temp Modular Housing and tree issue

Hi All,

Spoke with John about this yesterday and have been trading calls with the contractor. Sounds like two trees, that were coming down with the permanent development, will need to be removed now. Our plan was to retain as many of these trees for the duration of TMH, but they are not in great shape and the work to prep the site has undermined their stability. Will get an update to everyone on timing of the work **s.13(1)**

Happy to take a call at any time.

Thanks,
Luke

Sent from my iPhone

On Dec 22, 2017, at 3:52 PM, Kelley, Gil <Gil.Kelley@vancouver.ca> wrote:

Ok. Thanks for letting me know, Anita. It sounds like this is the right, perhaps only, course of action, given the circumstances.

I'm copying, Paul, Rena, Gail and Sadhu so they know. I'll leave it up to Comms as to whether we want to proactively notify anyone. Will there be someone who can take a phone call over the weekend or next week, if need be. Kenny, Luke or John?
Gil

Please excuse any typos
Sent from my iPhone

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Anita Molaro | ARCHITECT AIBC + LEED AP
Assistant Director of Planning | URBAN DESIGN
PLANNING URBAN DESIGN AND SUSTAINABILITY | CITY OF VANCOUVER
[p] 604.871.6479

From: "Krishna, Kaye" <Kaye.Krishna@vancouver.ca>
To: "Hildebrandt, Erv" <erv.hildebrandt@vancouver.ca>
Date: 11/29/2017 11:21:11 AM
Subject: Re: Temporary modular housing at 7430 Heather St & 7460 Heather St, Vancouver

Fantastic! Thanks for making this happen so quickly, Erv!

KAYE KRISHNA | General Manager
Development, Buildings, & Licensing
(O) [604.873.7160](tel:604.873.7160) | (M) [604.679.0475](tel:604.679.0475)

Sent from my iPhone, please forgive any typos

On Nov 29, 2017, at 11:09 AM, Hildebrandt, Erv <erv.hildebrandt@vancouver.ca> wrote:

Hi all,

Just a quick update.

The permits have been issued for the Pearson site modular housing units.

Kenny and Brock, I will let you know when the permits and drawings are ready for pick up.

Erv Hildebrandt

Technical Supervisor

City of Vancouver

Development, Buildings, & Licensing - Building Review Branch

Tel: 604.871.6562

Email: erv.hildebrandt@vancouver.ca

2014 Vancouver Building Bylaw and Amendments:

http://app.vancouver.ca/bylaw_net/ConsolidatedReport.aspx?bylawid=10908

Formatted Insert Pages for the 2014 Vancouver Building Bylaw (up to May 1, 2017 requirements)

<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

From: Hildebrandt, Erv

Sent: Wednesday, November 29, 2017 8:11 AM

To: Krishna, Kaye; Ryan, Pat (CBO)

Cc: Tenney, Troy

Subject: RE: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

Once engineering and DCC/DCL clear their groups I can issue the BP.

Troy could you follow up on these?

Thanks,

Erv Hildebrandt

Technical Supervisor

City of Vancouver

Development, Buildings, & Licensing - Building Review Branch

Tel: 604.871.6562

Email: erv.hildebrandt@vancouver.ca

2014 Vancouver Building Bylaw and Amendments:

http://app.vancouver.ca/bylaw_net/ConsolidatedReport.aspx?bylawid=10908

From: Krishna, Kaye
Sent: Tuesday, November 28, 2017 8:52 PM
To: Ryan, Pat (CBO)
Cc: Hildebrandt, Erv
Subject: Re: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

Ok, that's great news. Thanks!

KAYE KRISHNA | General Manager
Development, Buildings, & Licensing
(O) [604.873.7160](tel:604.873.7160) | (M) [604.679.0475](tel:604.679.0475)

Sent from my iPhone, please forgive any typos

On Nov 28, 2017, at 8:50 PM, Ryan, Pat (CBO) <patrick.ryan@vancouver.ca> wrote:

Kaye.

We have agreement documentation we can accept from VAHA and Fortis. The work will be done in stages on the buildings to allow the gas line to be moved.

To avoid them doing the extra work of a new set of drawings etc, erv needed the agreement from fortis.

The fortis agreement deals with the issues.

Pat

Pat Ryan M.Sc., P.Eng.
Chief Building Official
City of Vancouver

On Nov 28, 2017, at 8:00 PM, Krishna, Kaye <Kaye.Krishna@vancouver.ca> wrote:

Great! But do we have the Fortis line ignited out?

KAYE KRISHNA | General Manager
Development, Buildings, & Licensing
(O) [604.873.7160](tel:604.873.7160) | (M) [604.679.0475](tel:604.679.0475)

Sent from my iPhone, please forgive any typos

On Nov 28, 2017, at 6:20 PM, Ryan, Pat (CBO) <patrick.ryan@vancouver.ca> wrote:

We have the final item done. Metro clearance. Abi had a contact at metro (who used to work in engineering).

Can issue in morning when erv is in.
City of Vancouver - FOI File 2017-459

Pat

Pat Ryan M.Sc., P.Eng.
Chief Building Official
City of Vancouver

Begin forwarded message:

From: "Gilbertson, Kenneth (VAHA)" <Kenneth.Gilbertson@vaha.ca>
Date: November 28, 2017 at 4:46:12 PM PST
To: DCL Coordinator <DCLCoordinator@vancouver.ca>
Cc: "Ryan, Pat (CBO)" <patrick.ryan@vancouver.ca>, "Hildebrandt, Erv" <erv.hildebrandt@vancouver.ca>, "Tenney, Troy" <troy.tenney@vancouver.ca>
Subject: FW: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

All,

Please see information below from Metro confirming that these projects are exempt.

Thanks

Kenny

From: Neal Carley [<mailto:Neal.Carley@metrovancover.org>]
Sent: Tuesday, November 28, 2017 4:04 PM
To: Bond, Abigail
Cc: Dean Rear; Donna Brown; Neil Spicer; Heather McNell; Gilbertson, Kenneth (VAHA)
Subject: FW: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

Aby – Please see below. The two temporary modular housing buildings at 7430 Heather St & 7460 Heather St in Vancouver are exempt from our DDC's.

Thanks,

Neal

B. Neal Carley, M.A.Sc., P.Eng.
General Manager, Parks, Planning & Environment
Parks, Planning & Environment
t. 604.456.8820
c. 604.362.1723

Effective November 14, 2017, Metro Vancouver Head Office is moving to Metrotower III. Our new address is 4730 Kingsway, Burnaby B.C. V5H 0C6. Please note that the main entrance to the building is from Central Boulevard.

From: Neal Carley
Sent: Tuesday, November 28, 2017 3:59 PM
To: Dean Rear
Cc: Heather McNell; Neil Spicer; Donna Brown
Subject: RE: DCC Waiver Application, 7430 Heather St
& 7460 Heather St, Vancouver

Neil Spicer and I reviewed the two waiver requests.

The two buildings are exempt from the GVS&DD Development Cost Charges under Section 4.2(g) of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 254 as the units are smaller than 29 square meters (312 square feet).

The units are sized at 250 square feet (standard Unit) and 273 square feet (accessible Unit).

Thanks,

Neal

B. Neal Carley, M.A.Sc., P.Eng.
General Manager, Parks, Planning & Environment
Parks, Planning & Environment
t. 604.456.8820
c. 604.362.1723

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From: Dean Rear
Sent: Monday, November 27, 2017 1:54 PM
To: Neal Carley
Subject: FW: DCC Waiver Application, 7430 Heather St
& 7460 Heather St, Vancouver

Hi Neal,

Please see below and attached as discussed on Friday. As they are not for profit, the analysis should be a little more straight forward.

Dean

From: Gilbertson, Kenneth (VAHA) [<mailto:Kenneth.Gilbertson@vaha.ca>]
Sent: Monday, November 27, 2017 1:00 PM
To: Dean Rear
Subject: FW: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

Dean,

Please see email below and attachments. I have also called today and left you a message.

The attached DCC waivers are for two temporary modular housing buildings (similar to 220 Terminal that was completed earlier this year).

I was hoping we could receive confirmation of the waiver ASAP so that we can receive our building permit in the coming days.

I apologize for the rush request on this, we are working on very expedited timelines on the delivery of these homes.

Feel free to give me a call to discuss.

Thanks

Kenny Gilbertson
Development Manager

Suite 100, 525 West 10th Avenue
Vancouver, BC. V5Z 1K9
t: 604.673.8444 | c: 604.349.4522
e: kenneth.gilbertson@vaha.ca
www.vaha.ca

From: Simpson, Mark
Sent: Thursday, November 23, 2017 5:33 PM
To: icentre@metrovancover.org; Margaret Eberle
Cc: Gilbertson, Kenneth (VAHA)
Subject: DCC Waiver Application, 7430 Heather St & 7460 Heather St, Vancouver

Hello Margaret and iCentre Team,

My name is Mark and I work for the Vancouver Affordable Housing Agency (VAHA).

I have been asked to contact you in regards to two Application for Waiver of Regional Development Cost Charges attached above.

Two new Temporary Modular Housing buildings will be located at 7430 & 7460 Heather St, Vancouver, BC. (formerly 650 W 57th Ave, Vancouver, BC.) Each building will exist at the listed address for a period of 5-10 years. Both buildings are considered Social Housing developments and will feature single occupancy studios sized at 250sq.ft (standard Unit), 273sq.ft. (accessible Unit). Each Studio Unit is equipped with a bathroom and kitchenette. Both building will be run by a non-profit operator and will be owned by BC Housing.

Development Details:

Building 1.

7430 Heather St, Vancouver, BC.

BP-2017-05712

Building 2.

7460 Heather St, Vancouver, BC.

BP-2017-05710

On behalf of VAHA I am requesting a DCC waiver for each application listed.

Thanks for your time and please let me know if you require any further information from our agency related to this enquiry.

I look forward to hearing from you at your earliest convenience.

Regards,

Mark Simpson
Project Manager

Suite 100, 525 West 10th Avenue
Vancouver, BC. V5Z 1K9
t: 604.871.6229
c: 778-229-7499
e: mark.simpson@vaha.ca
www.vaha.ca

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<image006.png>

<image001.png>

<image001.png>

<image005.png>

<image006.png>

From: "Bond, Abigail" <Abigail.Bond@vancouver.ca>
To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"Harrison, Luke \\\(VAHA\\)" <Luke.Harrison@vaha.ca>
"Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>
"Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>
"Brenda Prosken \\\(bprosken@bchousing.org\\)" <bprosken@bchousing.org>
"Michael Flanigan" <mflanigan@bchousing.org>
"Armin Amrolia \\\(aamrolia@bchousing.org\\)" <aamrolia@bchousing.org>
"Craig Crawford" <ccrawford@bchousing.org>
"James Forsyth \\\(jforsyth@bchousing.org\\)" <jforsyth@bchousing.org>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Krishna, Kaye" <Kaye.Krishna@vancouver.ca>
Date: 1/5/2018 4:38:16 PM
Subject: Temp Modular Reporting Update - Monday Dec 20 - Friday Jan 5
Attachments: Copy of VAHA - HF - TMH - Tracker - Dec 20, 2017 - Jan 5, 2018.xlsx
Modular Housing Media Coverage- December 20th 2017 to January 4th 2018.pdf
HSG - TMH - high level regulatory timelines - Jan 4 2018.pdf

Happy New Year to you all! I hope you had a good break because 2018 is going to be a busy TMH year!

Weekly Temporary Modular Housing Report – Wed Dec 20th to Friday Jan 5, 2018

Site Updates (Attached: Modular Project Tracker, High level project schedule for s.13(1), s.17(1), media coverage document)

Highlights:

Pearson

- Construction has progressed well. Building 1 modules have been installed. Finishing underway.
- Building 2 module installation will start to be installed Jan 9th.

Franklin & Powell

- BP application for 501 Powell made Dec 13th
 - Environmental contamination testing and analysis under way and may delay Powell project.
- BP application for 1115-1141 Franklin scheduled for Jan 12th.

Other

- Kaslo DP application scheduled for Jan 11th submission.
s.13(1), s.17(1)

- BCH have provided survey, geotech and environmental information for Little Mountain. Results are positive.
s.16(1)(c)

Concerns:

- s.13(1), s.17(1)
-
- 501 Powell – environmental risk assessment showed possible issues –further investigation to resolve issues is underway. Potential for delay to start of construction. Update expected Jan 19th

Next steps:

- Little Mountain – VAHA and Legal to finalize License with Holborn
- Olympic Village – VAHA to finalize building site plan for review by planning. COV / BC hydro to confirm servicing plans
- s.13(1), s.17(1)
-
-
- Finalize DP applications for Olympic, Kaslo and Little Mountain

Weekly engagement & community feedback report

Highlights:

- Jan 4th phone call with VSB to give update on sites, upcoming community information session, and confirm invitees to CAC meetings
- Jan 5th teleconference finalizing process for Marpole CAC with Diana Bulley, BCH, and Community Builders – finalizing Terms of Reference, application process and forms
- West 2nd Site - factsheet plus notification postcard for Community Info meeting on Jan 30th sent out (hand delivered, posted plus community email list used)
- Jan 5th Abi participating in student-organized conference “Finding Homes for the Homeless” at VPL Oakridge Branch, regarding TMH in Marpole
- s.13(1), s.17(1)
- CMM circulated for concurrence for additional engagement consultant support

	Community Liaison	City of Vancouver
Week of Dec 22-Jan 5		
Calls		
General Support		
General Opposition		
Information Seeking		
<i>Total Calls</i>		n/a
Emails		
General Support		9
General Opposition		14
Information Seeking		6
<i>Total Emails</i>		29

Planned Meetings:

- Setting up meeting for week of Jan 8th with VSB to discuss objectives, goals & logistics for community conversation.
- Set up phone call on Jan 10 to check in with Collingwood NH and their outreach on engagement process and their feedback on the Kaslo OMP
- Scheduling next set of community information sessions – Jan 30th for first community information session about TMH at West 2nd Ave (formerly internally referred to as Olympic Village) and Feb 6th for followup community information session about Kaslo TMH.

Community Liaison report

Overview of Issues/Resolutions

- Calls from community members hoping to be housed in TMH
- Students seeking City participation in the Hygiene for the Homeless Conference Community members seeking information about West 6th Avenue project

- General Support: 2
- General Opposition: 1
- Information Seeking: 7
- Total: 10

Planned Meetings

- Week of Jan 8 will continue outreach to community surrounding West 6th Avenue

Media & Social Media

Media coverage – December 20 to January 4

Number of Relevant Print Articles

- 5 relevant print articles
- 2 other mentions about modular housing in Vancouver

Number of Relevant TV/Radio Clips

- 5 TV/audio clips from City TV, CTV News, Global News, Newstalk 980, and CFX 1070

Analysis of Coverage

- During the timeframe of December 20th to January 4th, there was residual coverage concerning the injunction to block protesters from the Marpole site, as well as the clearing of the Sugar Mountain Tent City site.
- The most reacted-to article was from the Globe and Mail, [outlining resident pushback to the modular-housing site in Marpole](#). According to the article, some Vancouver residents are contributing to funds to help pay for legal action against the city over the approval.
- Given the end of the year, the remaining articles were not about modular housing specifically, but recapping the most newsworthy headlines of 2017 where modular housing is mentioned, or outlooks on 2018.
- The sentiment across all articles remained mainly neutral in tone.

Media coverage – West 2nd Ave site announcement today

City announces plan to develop 50 new temporary modular homes near Olympic Village Station

<https://www.straight.com/news/1014626/city-announces-plan-develop-50-new-temporary-modular-homes-near-olympic-village-station>

City intends to build modular homeless shelters near Olympic Village Station

<http://vancouversun.com/news/local-news/city-intends-to-build-modular-homeless-shelters-near-olympic-village-station>

Temporary homeless housing planned for Olympic Village

<https://bc.ctvnews.ca/temporary-homeless-housing-planned-for-olympic-village-1.3747604>

Next Steps:

Pearson-Dogwood

- Messaging drafted in preparation for judicial review on Monday – will draft a statement when the outcome is determined
- Working on securing a date for building #1 opening second week of February with Mayor's Office and BC Housing
- Monitoring coverage and responding to ongoing media requests

Franklin/Powell

- Drafting IB on expected DP issuance on January 18

Kaslo

- Working on an op-ed for submission to Renfrew-Collingwood local newspaper (due early next week)
- Ongoing stakeholder engagement

W 2nd (formerly Olympic Village)

- Factsheet delivered to a 10-block radius this week
- Notification postcard delivered to a 5-block radius this week (with information for community info session)
- Media announcement of site sent this morning
- Ongoing stakeholder engagement
- Preparing materials for community information sessions

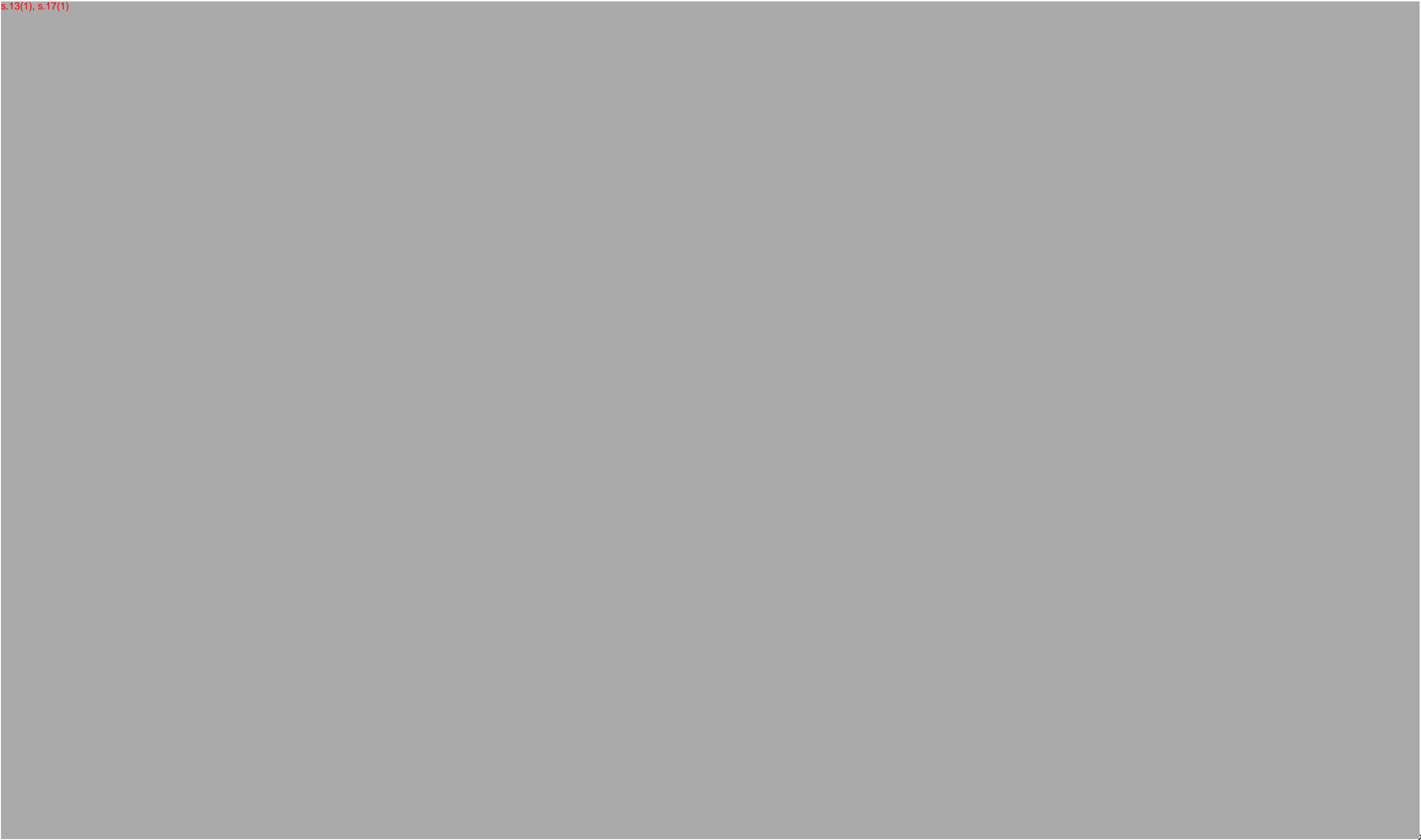
Little Mountain

- Early stakeholder engagement to begin next week

Overall

- Creating a plan for media events at building openings going forward
- Continue to post regularly on social media about the need for Temporary Modular Housing and to address stigma of homeless residents in Vancouver
- Updating web page as new information and documents become available











Modular Housing Media Coverage: December 20th, 2017 to January 2nd, 2018

Number of Relevant Print Articles

- 5 relevant [print/ web articles](#)
- 2 [other mentions](#) about modular housing in Vancouver

Number of Relevant TV/Radio Clips

- [5 TV/audio clips](#) from City TV, CTV News, Global News, Newstalk 980, and CFX 1070

Analysis of Coverage

During the timeframe of December 20th to January 4th, there was residual coverage concerning the injunction to block protesters from the Marpole site, as well as the clearing of the Sugar Mountain Tent City site.

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Given the end of the year, the remaining articles were not about modular housing specifically, but recapping the most newsworthy headlines of 2017 where modular housing is mentioned, or outlooks on 2018.

The sentiment across all articles remained mainly neutral in tone.

Social Media

The news outlets that posted relevant articles on their Facebook accounts were:

- Globe and Mail
- Western Investor
- Georgia Straight
- Journal of Commerce

Across all Facebook posts on modular housing from the above outlets, there were:

- 171 reactions
- 95 comments (not including “replies” to original comments)
- 20 shares

Web/Print Articles

1. [City wins injunction to block protesters from Marpole shelter site-](#) Western Investor
2. [Vancouver residents push back against modular-housing development for homeless-](#) Globe and Mail
3. [Vancouver’s housing plan lifted from Tyee headlines-](#) The Tyee
4. [Top 20 Vancouver news stories of 2017-](#) Georgia Straight
5. [Opinion: Vancouver in 2018, 10 new year’s resolutions for reclaiming our city-](#) Vancouver Sun

TV/Audio clips

1. [City TV/ CTV News 2](#)
2. [Global News Noon Hour](#)
3. [Newstalk 980](#) (interview with Jeremy Hunka of Union Gospel Mission)
4. [CFOX 1070](#)
5. [CTV News](#) (3 versions of the same hit on various in various news hours)

Other Mentions

1. [Looking homeward in 2018-](#) Vancouver Sun, Regina Leader-Post)
2. [Top 10 JOC newsmakers of 2017-](#) Journal of Commerce





From: s.22(1)

To: ["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)
["Bremner, Hector" <Hector.Bremner@vancouver.ca>](mailto:Hector.Bremner@vancouver.ca)
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)
["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)
["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)
["Stevenson, Tim" <Tim.Stevenson@vancouver.ca>](mailto:Tim.Stevenson@vancouver.ca)
["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)

Date: 12/27/2017 9:24:53 AM

Subject: Temporary Modular Housing

To suggest the City has consulted with the residents affected by the TMH is simply wrong. I live near the TMH proposed for 57th Ave and Heather Street. I certainly was not consulted nor did I receive any notice from the City about the consultation process.

According to an article in today's Globe and Mail, you councillors approved what can only be described as an anti-public (dare I say anti-democratic) bylaw: "In addition, a recent bylaw change removed the requirement for temporary modular housing – such as the project in Marpole – to go before a public hearing as long as the land does not require rezoning." It seems to me the bylaw change, which you will no doubt defend as efficient, is just another way for you to avoid accountability.

The article goes on to note the City says it held public meetings. It says 650 people attended. The City did not say that the vast majority of those who attended spoke against the TMH proposal. The City did not say it is ignoring the vast majority.

The decision to place the TMH at 57th and Heather appears to have first been a "backroom deal" for the development of the property in question and now the City is trying to justify the decision as having been reached after public consultation. The decision was certainly not based on an open, fully disclosed pre-decision process.

It is a decision I do not support. It is a decision I will be voting against.

Yours truly,

s.22(1)

From: s.22(1)
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Date: 11/27/2017 7:13:06 PM
Subject: Your Decision re: Temporary Modular Housing in Marpole

With respect, you will have more credibility when we see you and your department introducing similar projects adjacent to Elementary Schools in Kerrisdale, Shaughnessy, and (lord forbid) Point Grey. We will continue to monitor such projects and their placements. Until then, neither you nor your planning department deserves any credibility because of the sneaky, underhanded way you pushed this project through. It was a "fait accompli" from the very beginning.

s.22(1)

Simple Sign Inc.

Unit #22 - 7621 Vantage Way

Delta BC V4G 1A6

778-888-3345

tyson@simplesigninc.com

www.simplesigninc.com

GST Registration No.: 831219449



INVOICE

INVOICE TO

Project Name: Temporary
Modular Housing Construction
Signs (7460 Heather St)
Contact Name: Marie Bartlett
Contact Department: CS
Housing
Internal Accounting Numbers:
CC: 17420 GL: 531210

INVOICE # 2374**DATE 14-11-2017**

ACTIVITY	TAX	AMOUNT
4' x 8' Development Sign All-Inclusive 4' x 8' Development Sign at Heather and West 59th Stree: graphic design, proofing, sign construction on 6mm Coroplast, sign installation, and sign removal.	GST/PST BC	280.00
Sales 4' x 8' Sign pon 6mm Coroplast- Printing Only	GST/PST BC	180.00
<hr/>		
We can accept payment by credit card or cheque. Thank you for your business.	SUBTOTAL	460.00
	PST (BC) @ 7%	32.20
	GST @ 5%	23.00
	TOTAL	515.20
	BALANCE DUE	\$515.20

TAX SUMMARY

	RATE	TAX	NET
PST (BC) @ 7%		32.20	460.00
GST @ 5%		23.00	460.00

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

To: ["Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>](mailto:Kevin.Quinlan@vancouver.ca)

["Robertson, G" <G.Robertson@vancouver.ca>](mailto:G.Robertson@vancouver.ca)

Date: 11/14/2017 11:31:18 AM

Subject: FW: Modular Reporting update - Monday 4th Nov - Friday 10th Nov

Attachments: VAHA - HF - TMH - Tracker - 11.10.17.xlsx
Modular Housing Media Coverage- November 4th-10th.pdf

Not sure if I sent this to you Friday. If not, my bad. Here's last week's update on TMH.

Thnx

S.

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)



From: Gilbertson, Kenneth
Sent: Tuesday, November 14, 2017 11:15 AM
To: Johnston, Sadhu
Cc: Harrison, Luke (VAHA)
Subject: FW: Modular Reporting update - Monday 4th Nov - Friday 10th Nov

Sadhu,

I understand that you may not have received last week's weekly update so I have forwarded again – Apologies, could have been my error – I had failed to update the dates in the email subject.

E-mail below contains a summary, and attached you will find the media coverage report and the project tracker.

Future reports will also contain an overview of project schedules.

Thanks

Kenny

From: Gilbertson, Kenneth (VAHA)
Sent: Friday, November 10, 2017 5:05 PM
To: Johnston, Sadhu
Cc: Llewellyn-Thomas, Kathleen; Bond, Abigail; Williams, David (VAHA); Stasila, Lauren; Jimenez, Liza; Kelley, Gil; Krishna, Kaye; Harrison, Luke (VAHA)
Subject: Modular Reporting update - Monday 30th Oct - Friday 3rd Nov

Sadhu,

Please find attached this week's TMH update.

I have not included an update on the project schedule document that we reviewed in the meeting yesterday showing

timelines for Pearson, Franklin, Powell, Kaslo and Little Mountain as we are currently working on finalizing schedules with Horizon North in alignment with the latest engagement plans.

Updated schedules will be shared on Tuesday 14th.

Thanks

Kenny

Weekly Temporary Modular Housing Report – Monday 6th Nov to Friday 10th Nov

Site Updates (Attached: Modular Project Tracker)

Highlights:

- s.13(1), s.17(1)
- BP Submitted for Pearson Dogwood
- Site plans developed for next 5 sites (Kaslo, little mountain, Olympic Village, Franklin & Powell)
- DP work underway for Powell and Franklin sites ready for submission by the end of this year in line with proposed engagement timelines

Concerns:

- Pearson Dogwood – relocation of existing gas main – Working closely with Fortis to resolve at this time (Fortis staff and regional director are involved) – possible delay to building 2
- Pearson Dogwood - Delay to start of site works (12 days). Site works will now start following permit approval s.13(1), s.17(1)
- BC hydro service underground – working with COV and BC Hydro to resolve and enable construction on top of existing service.

Next steps:

- Securing license agreements on little Mountain
- Completing project schedules for all remaining priority sites – Tuesday 14th
- Finalize design for BC Housing spec building with planning – Friday 17th
- Finalize DP submission for Powell and Franklin by end of Nov
- Review full list of sites to prioritize next round of sites

Engagement & community feedback

Highlights:

- Another 3 community info sessions held – Nov 7, 8 & 9
- Protesters at each night of info sessions
- Info Session #2 (Nov 7th) Councillor Jang had an altercation with protester
- Info Session #3 (Nov 8th) had a number of supporters in the presentation who spoke
- Info Session #4 (Nov 9th) ended early due to challenges of being heard & compromised safety
- Meeting with Gil Kelley, Abi Bond, Susan Haid, Councillor Bremner with Mike Birdiuk, Albert Leung and Cal (?) from Marpole
- TMH presentation at regular VSB meeting with Trustees
- Protest at City Hall on Thursday am, where petition was presented
- Protest at Pearson site because portable toilets were being delivered (unrelated to TMH)

Resident Concerns:

- Community wanted representatives to meet with the Mayor, Sadhu, Gil and the President of Onni instead.
- Comments about how the Mayor could say that it was a “done deal” and yet staff were indicating that we are going through a DP notification, feedback and consultation process.
- Stigma about homeless people, wanting guarantees about whether people would be screened out if they had criminal records.

- The main voices are saying that it is the right project in the wrong location.

Staff Concerns:

- Achieving a balance between announcing sites with sufficient time to build support amongst key stakeholders

Media & social media

Number of relevant articles:

- 21 articles covered by CTV News, CKNW/Global, The Province, The Vancouver Sun, Roundhouse Radio, Globe and Mail, Daily Hive, Metro News, News 1130, Vancouver Courier and Georgia Straight. Note that 5 articles are about related topics with brief mentions of modular housing.

Analysis of Coverage:

- Mostly neutral in tone with most articles covering the protest of Marpole residents against proposed temporary modular development and quoting some residents for the development
- Rev. Andrew Halladay of St. Augustine's church expressed support for the project in media, including a feature article on Metro News
- Arguments from residents in the media revolve around lack of consultation, and as the week progressed, moved more toward a tone of "wrong location chosen" over lack of consultation
- Mike Burdick, spokesperson for the group of Marpole residents opposing the project is the most vocal resident across media. Says residents are worried about "needles, mental health, crime, drug deals"
- Patti Bacchus wrote an article in the Georgia Straight in defense of the modular housing project in Marpole <https://www.straight.com/news/993496/patti-bacchus-marpole-housing-opponents-need-schooling>
- Video coverage of resident support of the modular housing project in Marpole as outlined in a video within this Vancouver Courier article <http://www.vancourier.com/news/marpole-residents-protest-modular-housing-complex-for-homeless-1.23085741>

Next Steps:

- Online web page updated to reflect new sites being announced – including translated materials
- Creation of a document/board illustrating 14 city-owned supportive sites for supportive housing to send to media and communities during the community information sessions
- Installation of a time-lapse video at Pearson/Dogwood on Tuesday
- Construction signs being installed at Pearson/Dogwood
- Recorded first video of previously homeless resident who is now housed – should be ready for community info sessions in December
- Finalizing issues notes and documents for two sites, Franklin and 501 Powell
- Working on factsheets, issues notes and documents for new sites









Modular Housing Media Coverage: November 4th-10th

Number of relevant articles:

- [21 articles](#) covered by CTV News, CKNW/Global, The Province, The Vancouver Sun, Roundhouse Radio, Globe and Mail, Daily Hive, Metro News, News 1130, Vancouver Courier and Georgia Straight. Note that 5 articles are about related topics with brief [mentions of modular housing](#).

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- Mike Burdick, spokesperson for the group of Marpole residents opposing the project is the most vocal resident across media. Says residents are worried about ["needles, mental health, crime, drug deals"](#)
- Patti Bacchus wrote an article in the [Georgia Straight](#) in defense of the modular housing project in Marpole
- Video coverage of resident support of the modular housing project in Marpole as outlined in a video within this [Vancouver Courier](#) article

Articles covering modular housing in Vancouver specifically:

1. Metro News

- a. www.metronews.ca/news/vancouver/2017/11/09/vancouver-eyes-two-more-housing-sites.html
- b. www.metronews.ca/news/vancouver/2017/11/08/a-call-for-compasion-in-marpole.html

- c. www.metronews.ca/news/vancouver/2017/11/06/marpole-residents-rally-against-temporary-housing.html

2. Vancouver Courier

- a. <http://www.vancourier.com/news/city-of-vancouver-identifies-more-neighbourhoods-to-house-homeless-1.23088426>
- b. www.vancourier.com/news/marpole-residents-bring-protest-to-steps-of-city-hall-1.23089618
- c. <http://www.vancourier.com/news/marpole-residents-protest-modular-housing-complex-for-homeless-1.23085741>

3. CTV News

- a. <http://bc.ctvnews.ca/marpole-residents-protest-location-of-temporary-housing-for-homeless-1.3665314>
- b. bc.ctvnews.ca/marpole-residents-protest-proposed-modular-housing-project-1.3671649

4. CKNW/Global News

- a. <https://globalnews.ca/news/3845253/some-vancouver-parents-upset-with-temporary-housing-plans-in-marpole/>
- b. globalnews.ca/news/3854035/housing-advocates-are-unsure-about-the-city-of-vancouver-modular-housing-plans/

5. [The Province/ Vancouver Sun](#)

6. [CBC News](#)

7. [Roundhouse Radio](#)

8. [Globe and Mail](#)

9. [Georgia Straight](#)

10. [Daily Hive](#)

Other articles with mentions of modular housing:

1. [Castanet](#)
2. [City News](#)
3. [Vancouver Sun](#)
4. [News 1130](#)
5. [CBC News](#)

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

To: ["Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>](mailto:Kevin.Quinlan@vancouver.ca)

["Robertson, G" <G.Robertson@vancouver.ca>](mailto:G.Robertson@vancouver.ca)

Date: 11/14/2017 1:40:19 PM

Subject: FW: Weekly Mods engagement efforts

fyi

Sadhu Aufochs Johnston | City Manager
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Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)



From: Kendall-Craden, Rena
Sent: Tuesday, November 14, 2017 1:39 PM
To: Johnston, Sadhu
Subject: RE: Weekly Mods engagement efforts

Sadhu: sorry this was produced on Friday but somehow it did not get thru the interweb. RKC

Engagement & community feedback – week of November 5

Highlights:

- ☐ Another 3 community info sessions held – Nov 7, 8 & 9
- ☐ Protesters at each night of info sessions
- ☐ Info Session #2 (Nov 7th) Councillor Jang had an altercation with protester
- ☐ Info Session #3 (Nov 8th) had a number of supporters in the presentation who spoke
- ☐ Info Session #4 (Nov 9th) ended early due to challenges of being heard & compromised safety
- ☐ Meeting with Gil Kelley, Abi Bond, Susan Haid, Councillor Bremner with Mike Birdiuk, Albert Leung and Cal (?) from Marpole
- ☐ TMH presentation at regular VSB meeting with Trustees
- ☐ Protest at City Hall on Thursday am, where petition was presented
- ☐ Protest at Pearson site because portable toilets were being delivered (unrelated to TMH)

Resident Concerns:

- ☐ Community wanted representatives to meet with the Mayor, Sadhu, Gil and the President of Onni instead.
- ☐ Comments about how the Mayor could say that it was a “done deal” and yet staff were indicating that we are going through a DP notification, feedback and consultation process.
- ☐ Stigma about homeless people, wanting guarantees about whether people would be screened out if they had criminal records.
- ☐ The main voices are saying that it is the right project in the wrong location.

Staff Concerns:

- ☐ Achieving a balance between announcing sites with sufficient time to build support amongst key stakeholders

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- Working on factsheets, issues notes and documents for new sites

From: Johnston, Sadhu

Sent: Tuesday, November 14, 2017 10:12 AM

To: Kendall-Craden, Rena

Cc: Bond, Abigail; Gibbs, Amanda; Couper, Sara; Stasila, Lauren

Subject: Weekly Mods engagement efforts

Hi Rena-

s.13(1)

Thanks
Sadhu

Sadhu Aufochs Johnston | City Manager

City of Vancouver | 453 W 12th Avenue

Vancouver | BC V5Y 1V4

604.873.7627 | Sadhu.johnston@vancouver.ca

Twitter: sadhuajohnston



From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
To: ["Robertson, G" <G.Robertson@vancouver.ca>](mailto:G.Robertson@vancouver.ca)
Date: 11/7/2017 11:14:16 PM
Subject: Fwd: Community Information Meeting #3

Tonight was the third meeting...

Sadhu Johnston
City Manager
City of Vancouver
O: (604) 873 7627

Begin forwarded message:

From: "Bond, Abigail" <Abigail.Bond@vancouver.ca>
Date: November 7, 2017 at 10:29:00 PM PST
To: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>, "Llewellyn-Thomas, Kathleen" <Kathleen.Llewellyn-Thomas@vancouver.ca>, "Kelley, Gil" <Gil.Kelley@vancouver.ca>
Cc: Shayne Ramsay <sramsay@bchousing.org>, Craig Crawford <ccrawford@bchousing.org>, Brenda Prosken <bprosken@bchousing.org>, "Whitty, Ethel" <ethel.whitty@vancouver.ca>, "Harrison, Luke (VAHA)" <Luke.Harrison@vaha.ca>, James Forsyth <jforsyth@bchousing.org>, Armin Amrolia <aamrolia@bchousing.org>, Michael Flanigan <mflanigan@bchousing.org>, "Bartlett, Marie" <Marie.Bartlett@vancouver.ca>, "Stasila, Lauren" <Lauren.Stasila@vancouver.ca>, "Kendall-Craden, Rena" <Rena.Kendall-Craden@vancouver.ca>, "Greer, John" <john.greer@vancouver.ca>, "Jimenez, Liza" <liza.jimenez@vancouver.ca>
Subject: Community Information Meeting #3

Hi,

Just wanted to provide a brief update from tonight. Once again the whole team did a great job.

We had a similar crowd to the other two nights, although a few more spoke in support of the proposed project than previous nights. Mostly the same concerns raised as previously. One of the speakers said he had collected a 2,000 petition.

A couple of new things raised included:

- comments about how the staff on the panel were not answering questions and how the Community wanted representatives to meet with the Mayor, Sadhu, Gil and the President of Onni instead.
- I was asked again at the end of the meeting whether I had passed on the request to the Mayor and Gil for them to attend Wednesday's meeting – I indicated that I had passed it on but they weren't intending to come.
- Comments about how the Mayor could say that it was a "done deal" and yet staff were indicating that we are going through a DP notification, feedback and consultation process. This has been a common theme but there seems to be more feedback about this tonight.

It remained calm in the meeting room and we had a small sit-in protest outside the room in the open house area, but security staff handled it well.

Don't know if others have anything else to add?

Abi

From: Bond, Abigail
Sent: Monday, November 06, 2017 9:50 PM
To: Johnston, Sadhu; Llewellyn-Thomas, Kathleen; Jang, Kerry
Cc: Shayne Ramsay; Craig Crawford; Brenda Prosken; Whitty, Ethel; Harrison, Luke (VAHA); James Forsyth; 'Armin Amrolia'; Michael Flanigan; Bartlett, Marie; Stasila, Lauren; Kendall-Craden, Rena
Subject: RE: Community Information Meeting #2

Hi,

Here is a great summary of this evenings meeting from Armin.

Just a few extra things to add:

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- The main voices are saying that it is the right project in the wrong location.

Please let me know if you have any questions. Obviously it was great to have all the partners there to support us in this.

Abi

From: Armin Amrolia [<mailto:aamrolia@bchousing.org>]
Sent: Monday, November 06, 2017 8:34 PM
To: Michael Flanigan
Cc: Shayne Ramsay; Craig Crawford; Brenda Prosken; Bond, Abigail; Whitty, Ethel; Harrison, Luke (VAHA); James Forsyth
Subject: Community Information Meeting #2

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Some of the individual Issues:

Child safety in light of mental health and addictions.

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Racism cited by a gentleman given he is the only Caucasian on his block and the postcard to explain the project was in English.

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The panel did a very good job responding to some very difficult questions.

For the most part the discussion after the presentations was impassioned but cordial.

Armin

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Robertson, G" <G.Robertson@vancouver.ca>
"Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>

Date: 11/8/2017 10:02:50 PM

Subject: Fwd: Community Information Meeting #4

Nice response

Sadhu johnston
City Manager
City of Vancouver
O: (604) 873 7627

Begin forwarded message:

From: Michael Flanigan <mflanigan@bchousing.org>
Date: November 8, 2017 at 10:01:54 PM PST
To: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
Subject: Re: Community Information Meeting #4

Class act and beautiful note.

Sent from my iPhone

On Nov 8, 2017, at 10:00 PM, Johnston, Sadhu <Sadhu.Johnston@vancouver.ca> wrote:

Hi again folks-

Please find below a note from the Mayor to you:

Dear courageous team,

I was getting updates tonight on the brutal behaviour of people at the Marpole modular open house. I'm so relieved that all of you who were there working are safe and sound.

First, a big heartfelt thanks for all your hard work to create desperately-needed housing for our most vulnerable residents. This is incredibly important humanitarian work and will save lives.

Second, deep appreciation for your patience and resilience in the face of disrespectful and irrational people at the open houses. It is so unfortunate how damaging the misinformation about our temporary modular homes has become in Marpole.

While public meetings can be challenging and heated at times, we certainly don't expect this kind of behaviour. I'm so grateful for the courage and composure of the team at the

meeting in Marpole tonight.

We have many more community meetings to ensure neighbourhoods understand the importance of these modular homes and the depth of support that will keep residents of these new buildings and people in the surrounding neighbourhoods safe.

I expect that we will review our approach with upcoming meetings to make sure these unacceptable circumstances aren't repeated. Our overarching responsibility is to maintain a culture of safety, respect and inclusion.

Once again, I'm so glad to hear the Marpole meeting staff team went home safe tonight, and thanks to you all for your dedicated work to provide homes for our fellow residents in great need, and build understanding and support in the neighbourhoods.

Take care, Gregor

Gregor Robertson
MayorofVancouver.ca
604.873.7621
@mayorgregor

Sadhu Johnston
City Manager
City of Vancouver
O: (604) 873 7627

On Nov 8, 2017, at 8:32 PM, Bond, Abigail <Abigail.Bond@vancouver.ca> wrote:

Hi,

A rather shorter update this evening as we had to wrap up the meeting early as there were many more protestors at the venue.

There were at least three people inside the room whose tried to disrupt the meeting, right from the outset. Our facilitator Diana, reminded everyone about the rules for the meeting, and stated that if they didn't adhere to them then we would have to close the meeting. They settled for a few mins, but then when the media cameras entered the room, they started to shout again, plus people outside started banging on the windows.

Everyone was asked a number of times to calm down but it became impossible to hear in the room. There were people inside the room who were communicating with those outside and we had some concerns that they were going to open the fire doors and let everyone in – so we made the decision to end the meeting and the staff regrouped in the kitchen area before going home.

The protestors stayed in the room for about another 30 mins with the media before starting to dissipate.

An unfortunate end to our community information series but it became impossible to communicate in the room, plus we had safety concerns for both staff and residents.

Everyone was very calm and collected and our “staff evacuation” went off with no issues, especially the Security staff who were excellent. Once again, a great team effort.

Not sure if anyone else has anything to add?

Looking forward to regrouping before the next sites.

Abi

From: Bond, Abigail

Sent: Tuesday, November 07, 2017 10:29 PM

To: Johnston, Sadhu; Llewellyn-Thomas, Kathleen; Kelley, Gil

Cc: 'Shayne Ramsay'; 'Craig Crawford'; 'Brenda Prosken'; Whitty, Ethel; Harrison, Luke (VAHA); 'James Forsyth'; 'Armin Amrolia'; 'Michael Flanigan'; Bartlett, Marie; Stasila, Lauren; Kendall-Craden, Rena; Greer, John; Jimenez, Liza

Subject: Community Information Meeting #3

Hi,

Just wanted to provide a brief update from tonight. Once again the whole team did a great job.

We had a similar crowd to the other two nights, although a few more spoke in support of the proposed project than previous nights. Mostly the same concerns raised as previously. One of the speakers said he had collected a 2,000 petition.

A couple of new things raised included:

- comments about how the staff on the panel were not answering questions and how the Community wanted representatives to meet with the Mayor, Sadhu, Gil and the President of Onni instead.
- I was asked again at the end of the meeting whether I had passed on the request to the Mayor and Gil for them to attend Wednesday's meeting – I indicated that I had passed it on but they weren't intending to come.
- Comments about how the Mayor could say that it was a “done deal” and yet staff were indicating that we are going through a DP notification, feedback and consultation process. This has been a common theme but there seems to be more feedback about this tonight.

It remained calm in the meeting room and we had a small sit-in protest outside the room in the open house area, but security staff handled it well.

Don't know if others have anything else to add?

Abi

From: Bond, Abigail

Sent: Monday, November 06, 2017 9:50 PM

To: Johnston, Sadhu; Llewellyn-Thomas, Kathleen; Jang, Kerry

Cc: Shayne Ramsay; Craig Crawford; Brenda Prosken; Whitty, Ethel; Harrison, Luke (VAHA); James Forsyth; 'Armin Amrolia'; Michael Flanigan; Bartlett, Marie; Stasila, Lauren; Kendall-Craden, Rena

Subject: RE: Community Information Meeting #2

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Here is a great summary of this evenings meeting from Armin.

Just a few extra things to add:

Cllr Jang had a number of altercations with residents. At several points it seemed to get almost physical and our security had to intervene. It would be helpful to get his perspective on the meeting and how his interactions with the residents.

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The panel did a very good job responding to some very difficult questions.

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Armin

From: "Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>
To: "Robertson, G" <G.Robertson@vancouver.ca>
Date: 11/22/2017 11:36:56 AM
Subject: Fwd: Touching base

Sent from my iPhone

Begin forwarded message:

From: Tanya Beja <Tanya.Beja@globalnews.ca>
Date: November 22, 2017 at 10:46:04 AM PST
To: "Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>
Subject: Re: Touching base

Hi Kevin

Thanks, yes I have seen that. The issue here is that the Translink letter was written 1.5 years before the public report, and Translink specifically asked that the info be made public.

Thanks

Tanya

Sent from my iPhone

On Nov 22, 2017, at 10:36 AM, Quinlan, Kevin <Kevin.Quinlan@vancouver.ca> wrote:

Thanks Tanya. Am waiting to hear back from staff. However the issue of the station not being in the works was not a secret - it was detailed extensively in the public report and covered by media. You can see one such story here:

<https://www.straight.com/news/929446/challenges-derail-arrival-new-canada-line-station-cambie-street-south-vancouver>

cheers

-----Original Message-----

From: Tanya Beja [mailto:Tanya.Beja@globalnews.ca]
Sent: Wednesday, November 22, 2017 10:04 AM
To: Quinlan, Kevin
Subject: Touching base

Hi Kevin

Jag wasn't able to lineup anyone yesterday to comment on the story. He is still checking, but I wanted to touch base with you. I'm wondering if Mayor Robertson is available at all this morning? The main issues the story will touch on is that Translink made the city aware as early as 2014 that a station would not be feasible there, that the cost would be in the 90million ballpark, and that Translink wanted the facts to be made public. Affleck and residents raise issues of transparency and concern that Onni's 20 million will end up in a vision "slush fund". If the mayor or anyone else can respond this morning, please let me know.

Thank-you,

Tanya

Sent from my iPhone

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
To: ["Robertson, G" <G.Robertson@vancouver.ca>](mailto:G.Robertson@vancouver.ca)
Date: 5/30/2017 4:57:05 AM
Subject: Re: small piece of green space in false creek flats

Stays wild!

I will reiterate that with the team.

S

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)

From: Robertson, G
Sent: Tuesday, May 30, 2017 12:13 AM
To: Johnston, Sadhu
Subject: Re: small piece of green space in false creek flats

Thanks for the update.

Reading this, I'm still concerned that it doesn't remain viable habitat - my understanding is that it's the last fragment of uncultivated green space in the area.

Does this turn into landscaped green space or does it remain more wild with existing trees and wetland?

G

Gregor Robertson
MayorofVancouver.ca
604.873.7621
[@mayorgregor](https://twitter.com/mayorgregor)

On May 29, 2017, at 4:59 PM, Johnston, Sadhu <Sadhu.Johnston@vancouver.ca> wrote:

G-
FYI below.
Sounds like staff have it covered.
S.

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)

<image001.jpg>

From: ["Quinlan, Kevin" <Kevin.Quinlan@vancouver.ca>](mailto:Kevin.Quinlan@vancouver.ca)
To: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
["Robertson, G" <G.Robertson@vancouver.ca>](mailto:G.Robertson@vancouver.ca)
Date: 11/15/2017 11:21:03 AM
Subject: RE: Weekly Mods engagement efforts

Can we get info from Dianna Bulley's team? We have the community liaison officer in place – good to know how many calls she's getting, who she's been meeting with etc

And are we hearing anything else from VSB folks? Need to make sure we're in regular contact with staff and teachers

From: Johnston, Sadhu
Sent: Tuesday, November 14, 2017 1:40 PM
To: Quinlan, Kevin; Robertson, G
Subject: FW: Weekly Mods engagement efforts

fyi

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)



From: Kendall-Craden, Rena
Sent: Tuesday, November 14, 2017 1:39 PM
To: Johnston, Sadhu
Subject: RE: Weekly Mods engagement efforts

Sadhu: sorry this was produced on Friday but somehow it did not get thru the interweb. RKC

Engagement & community feedback – week of November 5

Highlights:

- ☐ Another 3 community info sessions held – Nov 7, 8 & 9
- ☐ Protesters at each night of info sessions
- ☐ Info Session #2 (Nov 7th) Councillor Jang had an altercation with protester
- ☐ Info Session #3 (Nov 8th) had a number of supporters in the presentation who spoke
- ☐ Info Session #4 (Nov 9th) ended early due to challenges of being heard & compromised safety
- ☐ Meeting with Gil Kelley, Abi Bond, Susan Haid, Councillor Bremner with Mike Birdiuk, Albert Leung and Cal (?) from Marpole
- ☐ TMH presentation at regular VSB meeting with Trustees
- ☐ Protest at City Hall on Thursday am, where petition was presented
- ☐ Protest at Pearson site because portable toilets were being delivered (unrelated to TMH)

Resident Concerns:

- ☐ Community wanted representatives to meet with the Mayor, Sadhu, Gil and the President of Onni instead.
- ☐ Comments about how the Mayor could say that it was a "done deal" and yet staff were indicating that we are going through a DP notification, feedback and consultation process.
- ☐ Stigma about homeless people, wanting guarantees about whether people would be screened out if they

had criminal records.

- ☐ The main voices are saying that it is the right project in the wrong location.

Staff Concerns:

- ☐ Achieving a balance between announcing sites with sufficient time to build support amongst key stakeholders

Media & social media

Number of relevant articles:

- 21 articles covered by CTV News, CKNW/Global, The Province, The Vancouver Sun, Roundhouse Radio, Globe and Mail, Daily Hive, Metro News, News 1130, Vancouver Courier and Georgia Straight. Note that 5 articles are about related topics with brief mentions of modular housing.

Analysis of Coverage:

- Mostly neutral in tone with most articles covering the protest of Marpole residents against proposed temporary modular development and quoting some residents for the development
- Rev. Andrew Halladay of St. Augustine's church expressed support for the project in media, including a feature article on Metro News
- Arguments from residents in the media revolve around lack of consultation, and as the week progressed, moved more toward a tone of "wrong location chosen" over lack of consultation
- Mike Burdick, spokesperson for the group of Marpole residents opposing the project is the most vocal resident across media. Says residents are worried about "needles, mental health, crime, drug deals"
- Patti Bacchus wrote an article in the Georgia Straight in defense of the modular housing project in Marpole <https://www.straight.com/news/993496/patti-bacchus-marpole-housing-opponents-need-schooling>
- Video coverage of resident support of the modular housing project in Marpole as outlined in a video within this Vancouver Courier article <http://www.vancourier.com/news/marpole-residents-protest-modular-housing-complex-for-homeless-1.23085741>

Next Steps:

- Online web page updated to reflect new sites being announced – including translated materials
- Creation of a document/board illustrating 14 city-owned supportive sites for supportive housing to send to media and communities during the community information sessions
- Installation of a time-lapse video at Pearson/Dogwood on Tuesday
- Construction signs being installed at Pearson/Dogwood
- Recorded first video of previously homeless resident who is now housed – should be ready for community info sessions in December
- Finalizing issues notes and documents for two sites, Franklin and 501 Powell
- Working on factsheets, issues notes and documents for new sites

From: Johnston, Sadhu

Sent: Tuesday, November 14, 2017 10:12 AM

To: Kendall-Craden, Rena

Cc: Bond, Abigail; Gibbs, Amanda; Couper, Sara; Stasila, Lauren

Subject: Weekly Mods engagement efforts

Hi Rena-

s.13(1)

Thanks
Sadhu

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue

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604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: sadhuajohnston



From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

To: ["Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>](mailto:CCDTMACDL@vancouver.ca)

Date: 11/2/2017 3:16:30 PM

Subject: Temporary Modular Housing at Heather & 59th

Attachments: 17-280-ModularHousing-BusinessCards-trim.pdf
Temporary Modular Housing Factsheet_Oct 25.pdf
17-265-Modular-Housing-Postcard-Draft10.pdf
HSG - TMH - Pearson - OMP - draft.DOCX
Temporary Modular Housing West 59th Heather Street_Factsheet.pdf

Greetings Mayor and Council-

As you know, we are pursuing our first modular project on the future Pearson Dogwood development site. We have been engaging with the community. We have been getting a lot of support from the community as well as concerns being raised about the pace of the project and the level of consultation. We have an open house this evening at Langara College. We are expecting a protest this evening associated with this meeting. We have planned accordingly to address the security concerns. We will likely host additional meetings next week to ensure that everyone has a chance to raise their concerns and questions.

I am attaching additional information on Temporary Modular Housing Site at 59th and Heather, including:

- the Development Permit postcard notification
- the Community Liaison Contact Information
- TMH General Factsheet
- TMH Heather Site specific Fact Sheet
- Draft Operations Management Plan

Please let me know if you have any questions.

Best

Sadhu

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TEMPORARY MODULAR HOUSING

Community Liaison

Housing First: Temporary Modular Housing

For more information

phone: 604-829-9321

email: housing@vancouver.ca

Connect with us

website vancouver.ca

city app [VanConnect](#)

City of Vancouver [Page 112 of 192](#) [File 20192459](#)

facebook [/CityofVancouver](#)

phone 3-1-1 (180 languages)



vancouver.ca/temporarymodularhousing

City of Vancouver Page 1 of 2 | 20192459

TEMPORARY MODULAR HOUSING

The City is committed to providing the right type of housing for lower income and homeless residents in Vancouver and in partnership with the provincial government will build 600 units of Temporary Modular Housing on vacant or underused sites across the city. Temporary Modular Housing is a quick and effective way to address immediate housing needs of homeless and low-income residents.

It is expected the buildings will be approximately three storeys and contain 50 homes. All units will be self-contained dwellings with private bathroom and kitchen. They will be designated to comply with BC Housing guidelines. Accessible units will be on the ground floor. Each site will take approximately four months from permit approval to completion. Temporary Modular Housing increases the supply of affordable housing until more permanent housing can be built and is an important option providing low and moderate income residents with access to safe homes.

Benefits of Temporary Modular Housing

- Temporary Modular Housing is quicker to construct than a traditional building, re-usable and ideal for sites that are vacant while waiting to be developed
- Provides a home within approximately six months
- Is designed to meet the City's building codes
- Reduces waste during manufacturing and installation
- The modules can easily be relocated and configured to fit a range of sites
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220 Terminal Avenue: Vancouver's First Temporary Modular Housing Pilot Project

- This housing design provides an affordable housing opportunity for 40 people in Vancouver.
- It serves as a Temporary Modular Housing pilot as the City considers building more temporary and permanent modular housing at other sites around the city.
- Each home is a minimum of 250 square feet, and includes a bathroom and a kitchen. Four units have been designed to accommodate tenants with accessibility requirements
- The building performs and operates like any other permanent multiple dwelling building, but can be easily relocated and reconfigured in the future. A number of elements of the design allow this to happen from the way the modules are connect



vancouver.ca/temporarymodularhousing

TEMPORARY MODULAR HOUSING

THE LOT AT 650 WEST 57TH AVE IS PLANNED AS A SITE FOR TEMPORARY MODULAR HOUSING.

The City of Vancouver, in partnership with the Vancouver Affordable Housing Agency (VAHA) and BC Housing, is building Temporary Modular Housing on various sites across the city to create much-needed temporary housing for homeless residents.

Two buildings are planned for the southwest corner of 650 West 57th Ave. It is expected each building will be three storeys and contain 39 homes per building. The buildings will be in place for up to five years, with the possibility to extend another five years and will be managed 24 hours a day, 7 days a week, by an experienced non-profit housing operator.



HOUSING
VANCOUVER



BRITISH
COLUMBIA



vaha

Notification Sent: October 23, 2017

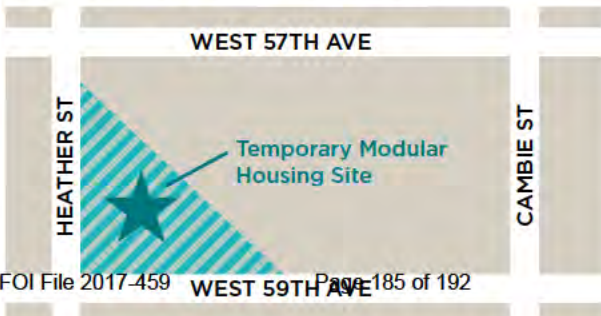
Development Permit Application Number: City of Vancouver - FOI File 2017-459 Page 185 of 192

DP-2017-01062

HOW YOU CAN LEARN MORE

- The City and BC Housing will hold a **Community Information Session** to present plans and listen to your interests and priorities (see reverse for details)
- A Community Liaison and City staff will be present in the neighbourhood conducting walkabouts to connect with residents and businesses
- Regular, up-to-date information will be posted to the City's website:

vancouver.ca/temporarymodularhousing



TEMPORARY MODULAR HOUSING

COMMUNITY INFORMATION SESSION

The City, VAHA and BC Housing will host a Community Information Session about the Temporary Modular Housing planned for the site at 650 West 57th Ave.

Date: November 2, 2017

Open House: 6 – 7 pm

Presentation and Dialogue: 7 – 8 pm

Langara College, 100 West 49th Ave

Lecture Theatre Room A122a

PLEASE JOIN US TO

- Learn how Temporary Modular Housing will allow us to help people into homes with the right supports
- Review the plans for the site
- Share your interests and priorities with the project team
- Meet your Community Liaison

PLEASE RSVP TO THE MEETING NO LATER THAN NOVEMBER 1, 5 PM

By phone: 604-829-9275

By email: housing@vancouver.ca

Community Liaison

A Community Liaison is available to respond to Temporary Modular Housing inquiries leading up to and during construction. 8:30 am – 4:30 pm, Monday – Friday

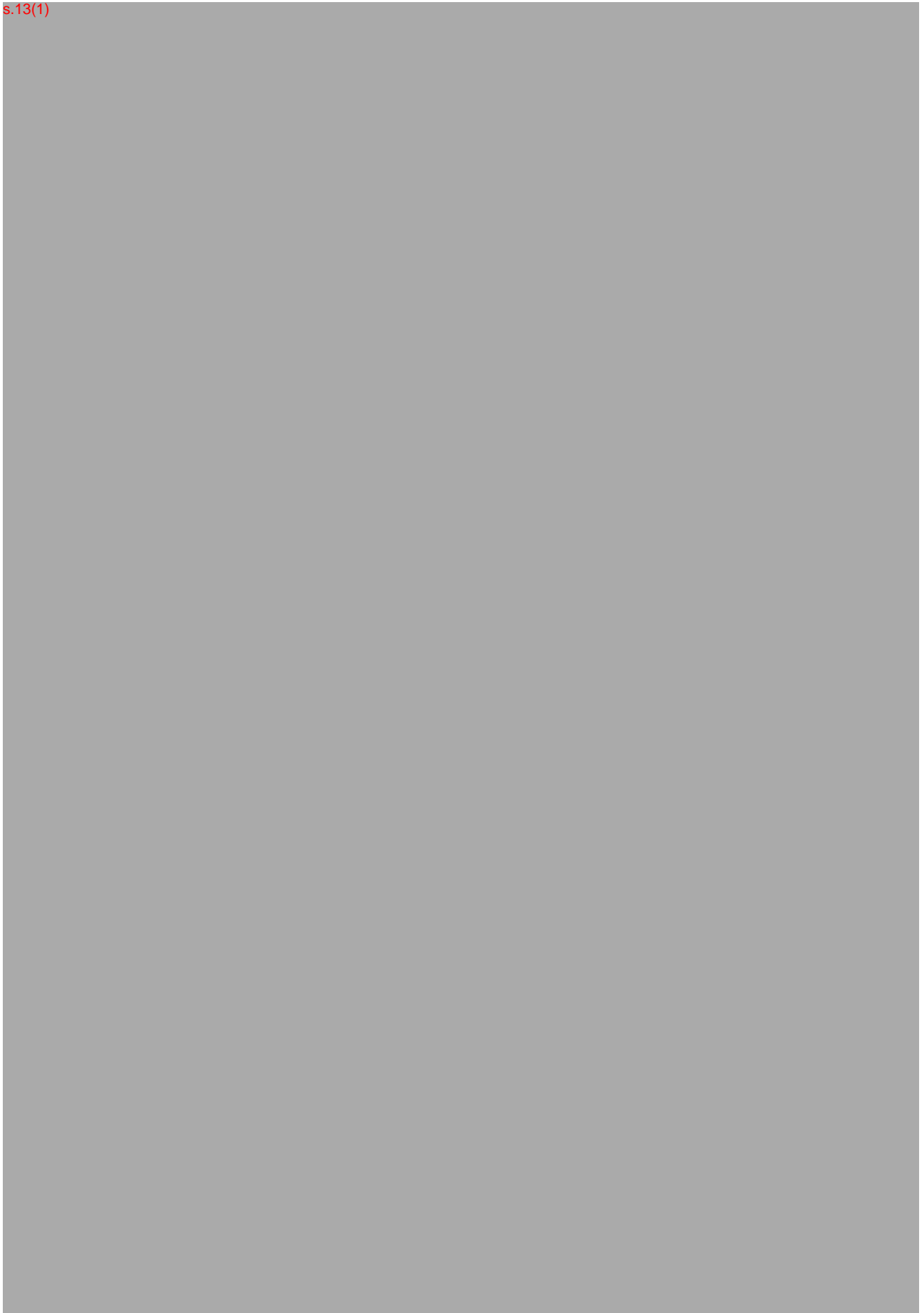
IMPORTANT INFORMATION Please have this translated
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca
CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ
重要資料 請找人為你翻譯
これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。
알려드립니다 이것을 번역해 주십시오
ਗੁਰੂ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਕਾ ਕਰਵਾਓ

Operations Management Plan - ***DRAFT***

Temporary Modular Housing at 500-650 West 57th Avenue

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Ensuring people have a place to call home

Vancouver is in a housing crisis and homeless residents have been hardest hit. Over 2,000 people across the City of Vancouver said they were homeless for the 2017 Homeless Count. People are living outside with nowhere to sleep, use the washroom, or get regular food and water. Men, women, seniors and youth are suffering both physically and mentally.

The City is taking bold action to address this immediate and urgent need with temporary modular housing, a quick-to-construct temporary building that will help homeless people off the street and into homes while more permanent housing is being built.

Temporary Modular Housing at West 59th and Heather Street

Two temporary modular buildings are planned for West 59th and Heather Street.

- Each building will be three storeys and have 39 single studios.
- 7 studios in each building will be wheelchair accessible.
- All units will be self-contained dwellings with private bathrooms and kitchens.

Our priorities for the buildings are people who are unsheltered or living in shelters, people who are 45 years and older, persons with disabilities and homeless people living in the local neighbourhood. Residents will be carefully selected by BC Housing, Community Builders and the City making sure this housing is the right fit for individuals. The temporary buildings will provide much-needed housing for up to 10 years while more permanent housing is built. Temporary Modular Housing is an important option in providing homeless residents with access to safe, secure homes.



Managing Housing Safely and Responsibly

- Applications for Temporary Modular Housing are processed through the BC Housing Supportive Housing Registry. To apply visit; **vancouver.ca/temporarymodularhousing**
- Residents will be selected by staff from BC Housing, City of Vancouver outreach team and the housing Operator
- The two buildings planned for West 59th and Heather Street will be operated and managed by Community Builders Group
- All residents will have access to health and support services



Community Builders Group

- Professional, non-profit housing operator
- 15 years of experience in Vancouver
- Specialize in supports for persons with a variety of needs
- Community Builders will manage the building:
 - 24 hours a day, 7 days a week

Share your feedback:

- The City will hold community events and meetings to identify priorities and listen to feedback
- A Community Liaison is available to respond to queries and concerns leading up to and during construction until residents move in
- Community Builders, an experienced housing operator, will establish a Community Advisory Committee to ensure open and ongoing dialogue with the community

Share your comments with the project team:

- Contact the Community Liaison at: **604 829-9321**
- Send an email to **housing@vancouver.ca**
- Up-to-date information will also be posted to the City's website at: **vancouver.ca/temporarymodularhousing**