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To: ["Direct to Mayor and Council - DL"](#)

Date: 12/1/2021 1:18:21 PM

Subject: [Council Questions and Feedback on Active Rezoning 2086-2098 West 7th Ave., 2091 West 8th Ave.](#)

Attachments: [Memo to Mayor & Council \(PDS & ACCS\) - Council Questions and Feedback on Active Rezoning 2086-2098 West 7th Ave. 2091 West 8th.pdf](#)

Dear Mayor and Council,

The attached memo from Theresa O'Donnell and Sandra Singh provides responses to questions from Councillors regarding the rezoning application for 2086-2098 West 7th Ave, and 2091 West 8th Ave (Arbutus and 8th).

Should you have any further questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca) or Sandra Singh (Sandra.Singh@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

November 30, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Celine Mauboules, Managing Director of Homelessness Services and Affordable Housing Programs, ACCS
Dan Garrison, Assistant Director, Housing Policy & Regulation
Jeff Greenberg, Assistant Director, Legal Services

FROM: Theresa O'Donnell, General Manager, Planning, Urban Design and Sustainability
Sandra Singh, General Manager, Arts, Culture and Community Services

SUBJECT: Council Questions and Feedback on Active Rezoning 2086-2098 West 7th Avenue, 2091 West 8th Avenue

RTS #: N/A

PURPOSE

This memo provides information in response to questions and feedback related to Active Rezoning 2086-2098 West 7th Avenue, 2091 West 8th Avenue.

BACKGROUND

In July 2020, Council approved the terms of a Non-Binding Memorandum of Understanding (MOU) with BC Housing for a Permanent Modular Support Housing Initiative (PMSHI) to design, construct and operate approximately 350 shelter rate supportive homes on City-owned sites. The City site at 2086-2098 West 7th Avenue and 2091 West 8th Avenue was subsequently selected as a proposed site for PMSHI. This site is currently in Rezoning review and Council is receiving feedback from the local neighbourhood. The partnership with BC Housing and CMHC to deliver additional supportive homes are the backbone of our response to homelessness and critical to improving the health and wellness of Vancouverites.

DISCUSSION

On November 3, 2021, Councillors Dominato, Bligh and Fry met with Theresa O'Donnell and Yardley McNeill, seeking information on the rezoning application for 2086-2098 West 7th Avenue and 2091 West 8th Avenue (Arbutus and 8th). This memo provides responses to this enquiry.

Questions received during November 3, 2021 meeting

Q1. If Cllrs have questions about the future operations of the proposed supportive social housing site and wanted to meet with Motivation Power Achievement (MPA) to discuss their operations plan, is this appropriate/advisable during the active Rezoning application?

A1. Questions specific to the current application can be raised when the application is considered by Council at a Public Hearing. If Councillors would like more information about BC Housing's supportive housing operations and funding in general, ACCS staff can request to convene a briefing for Mayor and Council with BC Housing Operations to better understand their approach to managing their NPOs, tenancing, etc.

BC Housing is responsible for contract terms and overseeing the supportive housing non-profit operator (NPO) for all supportive housing projects under the PMSH Initiative. At BC Housing's discretion, the operator may change prior to building occupancy or after the terms of the first contract term expire (e.g. after 5 years). All questions regarding operations are best posed to BC Housing. Council will also have an opportunity to raise questions related to building management and operations when contemplating the lease agreement with BC Housing.

Q2. Cllrs are interested to know what information on operations will be or can be provided during the rezoning process for the public.

A2. The following information has been provided to the public through the rezoning:

- Residents are supported 24/7 by professional staff who will help them in their new homes, offer life skills training and connect them to medical and other services, as needed. Trained support workers are partnered with each resident to develop a customized plan to meet their personal and housing goals.
- Some supports are offered inside the building while others are offered in the local community. Supports include:
 - Referrals to health care services, including mental health and substance use supports
 - Health and wellness services
 - Education, training and employment opportunities
 - Help accessing income assistance, identification, pension/disability benefits or a setting up a bank account
 - Laundry
 - Meals
 - Life skills training and support

- Programs to reconnect to culture
- Programs to reconnect to community
- A detailed Operational Management Plan (OMP) is developed post Public Hearing and provided to the City at the development permit stage and typically made public at that time for community awareness. The OMP provides information on staffing, supports and other operational features, including contact information for the building manager. The OMP is attached as a condition of the Development Permit as a living document that can be updated and amended by the non-profit operator (MPA) as needed.

Other considerations in responding to questions from the public

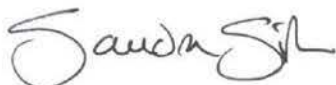
As part of the regulatory process, BC Housing and the City of Vancouver provide an overview of how supportive social housing is managed and operated, but do not seek public feedback on operations, which typically focus on tenancing practices and who will be living in the building. The need for supportive housing exists across the City. Seeking community feedback on the make up of the future tenant population (e.g. a preference for future neighbours with less health needs or from a specific demographic group, inclusion or removal of services, etc.) is inequitable and potentially stigmatizing of people on the protected grounds of race, age, sex, health and socio-economic status.

FINAL REMARKS

It is recommended that Council should refrain from publicly expressing opinions on or possible rezoning conditions prior to the Public Hearing, and that staff continue to work directly with the applicant team on the review of the application prior to the application being brought to Council at a Public Hearing. Please be aware that the answers in this memo may be shared with the public as part of the future Public Hearing information. If Council members require any further information in relation to this proposed rezoning or others under the PMSHI program for supportive housing, please let us know.



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