

File No.: 04-1000-20-2023-443

January 3, 2024

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 July 24, 2023 under the *Freedom of Information and Protection of Privacy Act* for:

Record of communications held by Councillors Christine Boyle and/or Peter Meiszner containing the term "modular housing." Date range: May 1, 2023 to June 21, 2023.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.15(1)(l), 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.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2023-443); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@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. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL" s.15(1)(l)
CC: "City Manager's Correspondence Group - DL" s.15(1)(l)
"Singh, Sandra" <Sandra.Singh@vancouver.ca>

Date: 5/15/2023 5:08:28 PM

Subject: Confidential Weekly Overdose Data for Week of May 1 - May 7

Attachments: Confidential Overdose Data for Week of May 1 - May 7.pdf

Dear Mayor and Council,

Below is this week's overdose report (with a brief overview copied below). VPD attended to **7 overdose-suspected deaths**. This brings 2023's estimate to at least **227 people in the City of Vancouver** who died from an overdose.

Significant Data: May 1 – May 7

- VPD reporting **7 OD deaths, 4 less than the previous week** (1 above the 2022 estimated weekly average)
 - 0 deaths at City-owned property
- VFRS reporting **137 OD calls, 45 less than the previous week** (3 above the 2022 weekly average)
 - Down 25% from last week
 - 5 fire calls at City-owned properties
- Estimated **227+ overdose deaths** in the City of Vancouver in 2023 to date
- **2,959+** deaths in Vancouver since Public Health Emergency declared in April 2016
 - Latest BC Coroners Service Report was released on April 12, 2023, with data through end of March 2023.
 - VPD data has been used to estimate the number of deaths in April 2023

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓xwú7mesh (Squamish), and səlilwətał (Tseil-Waututh) Nations.

Confidential Overdose Data for the Weeks of: May 1 - May 7, 2023

****Toxicology reports are not complete on these cases, and final overdose death numbers need to be confirmed by the BC Coroner Service*

Significant Data: May 1 – May 7

- VPD reporting **7 OD deaths, 4 less than the previous week** (1 above the 2022 estimated weekly average)
 - 0 deaths at City-owned property
- VFRS reporting **137 OD calls, 45 less than the previous week** (3 above the 2022 weekly average)
 - Down 25% from last week
 - 5 fire calls at City-owned properties

2023 Year-to-date Data

- Estimated **227+ overdose deaths** in the City of Vancouver in 2023 to date
- **2,959+** deaths in Vancouver since Public Health Emergency declared in April 2016
 - Latest BC Coroners Service Report was released on April 12, 2023, with data through end of March 2023.
 - VPD data has been used to estimate the number of deaths in April 2023
- VFRS reported OD calls:
Year-to-date average: 165 calls/week*

2022 Summary Data

- **564 overdose deaths** in the City of Vancouver in 2022
*Reported by the BC Coroners Service in April 2023
- VFRS reported OD calls:
2022 Average: 134 calls/week*

2021 Summary Data

- **540 overdose deaths** in the City of Vancouver in 2021
*Reported by the BC Coroners Service in April 2023
- VFRS reported OD calls:
2021 Average: 150 calls/week*

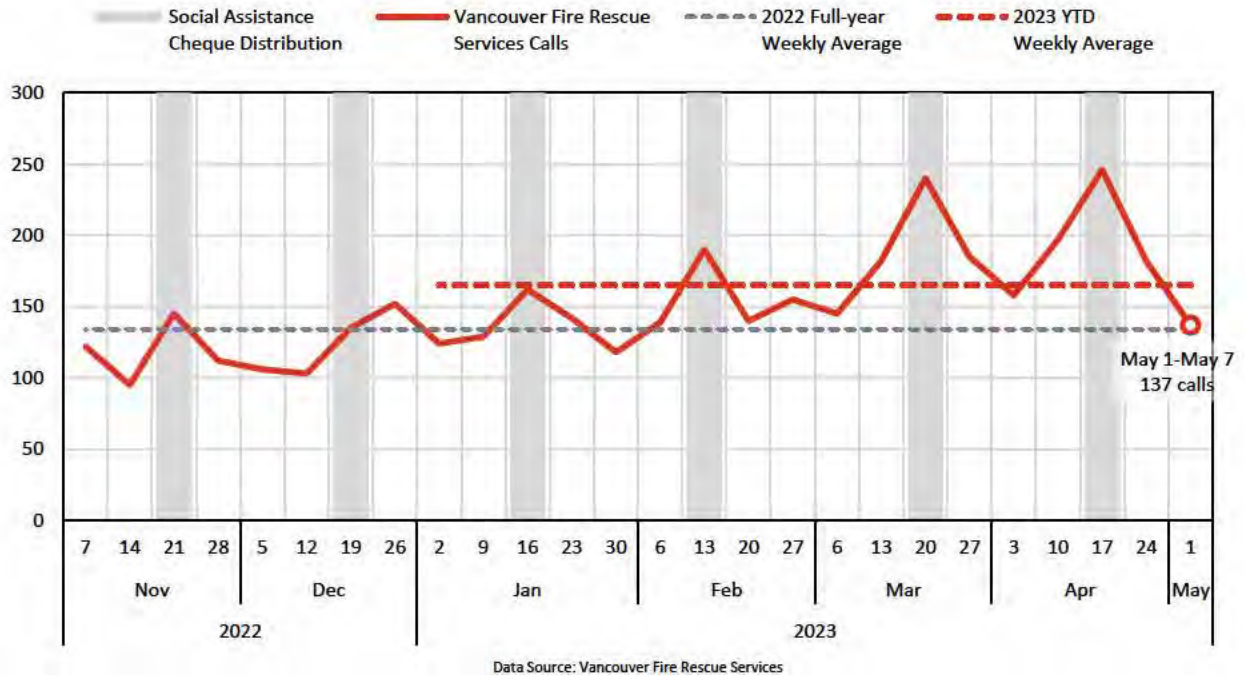
2020 Summary Data

- **423 overdose deaths** in the City of Vancouver in 2020
*Reported by the BC Coroners Service in March 2023
- VFRS reported OD calls:
2020 Average: 77 calls/week*

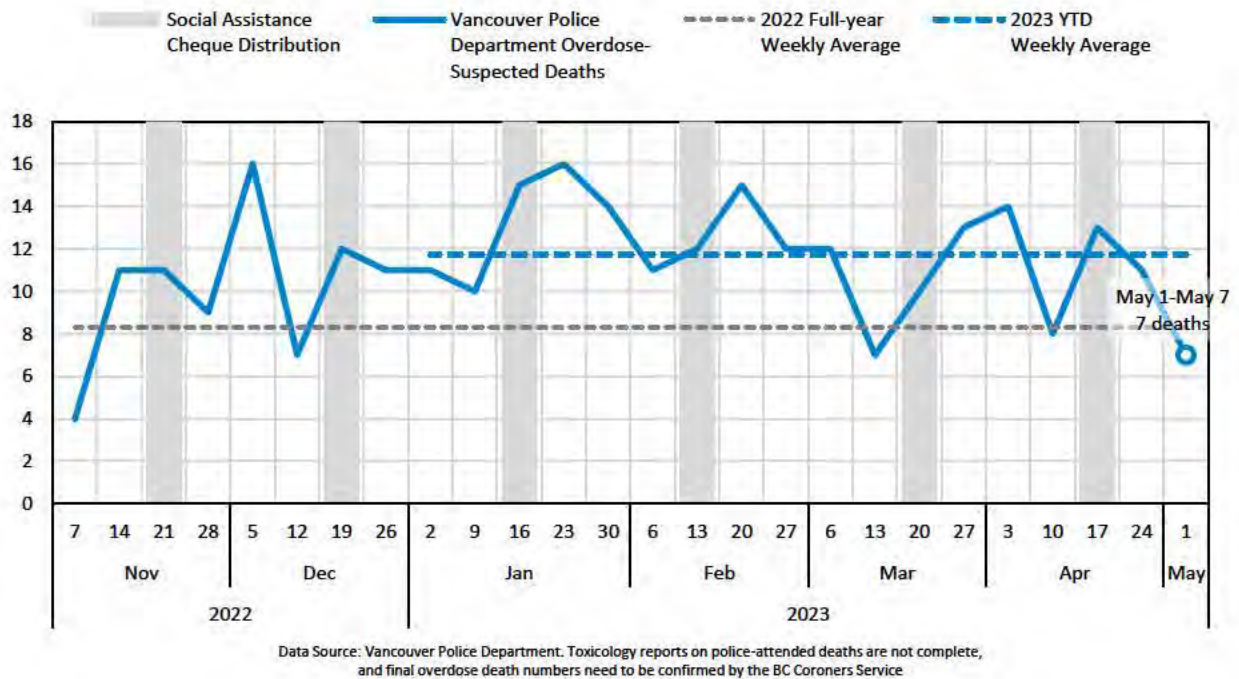
** note: Annual averages of VFRS calls for 2020-2022 were adjusted April 25, 2023 based on updated retroactive data set received from VFRS for 2016-2022.*

Data Overview: May 1 – May 7

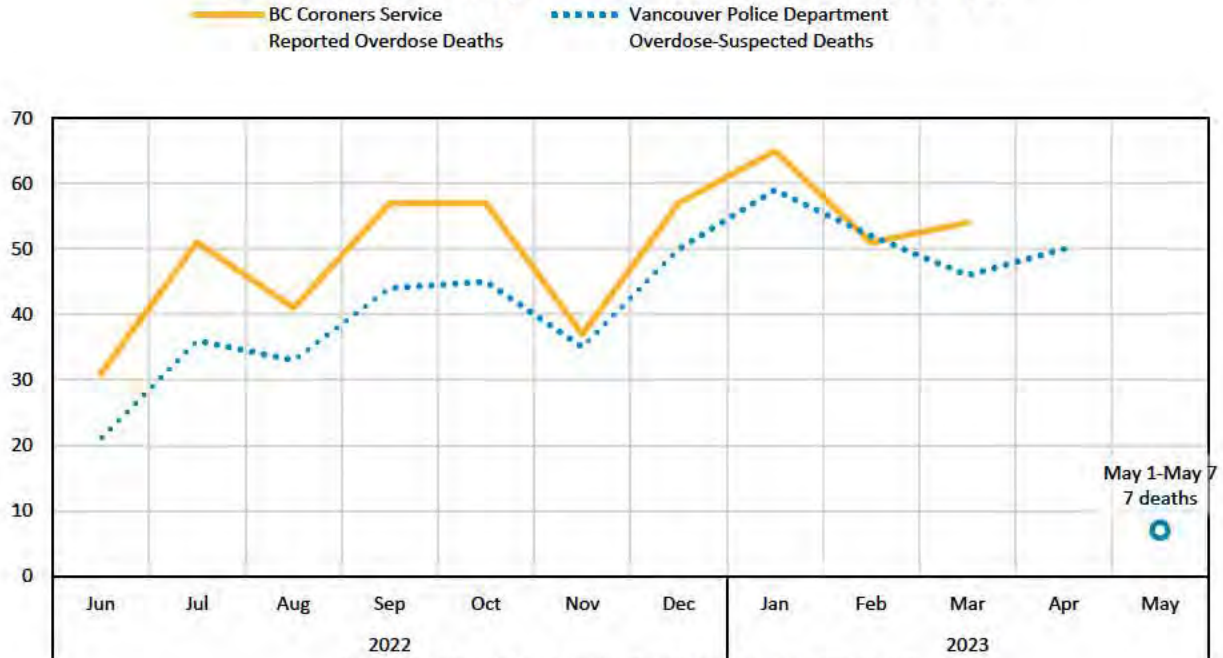
Weekly Fire-Attended Overdose Calls for Service



Weekly Police-Attended Overdose-Suspected Deaths

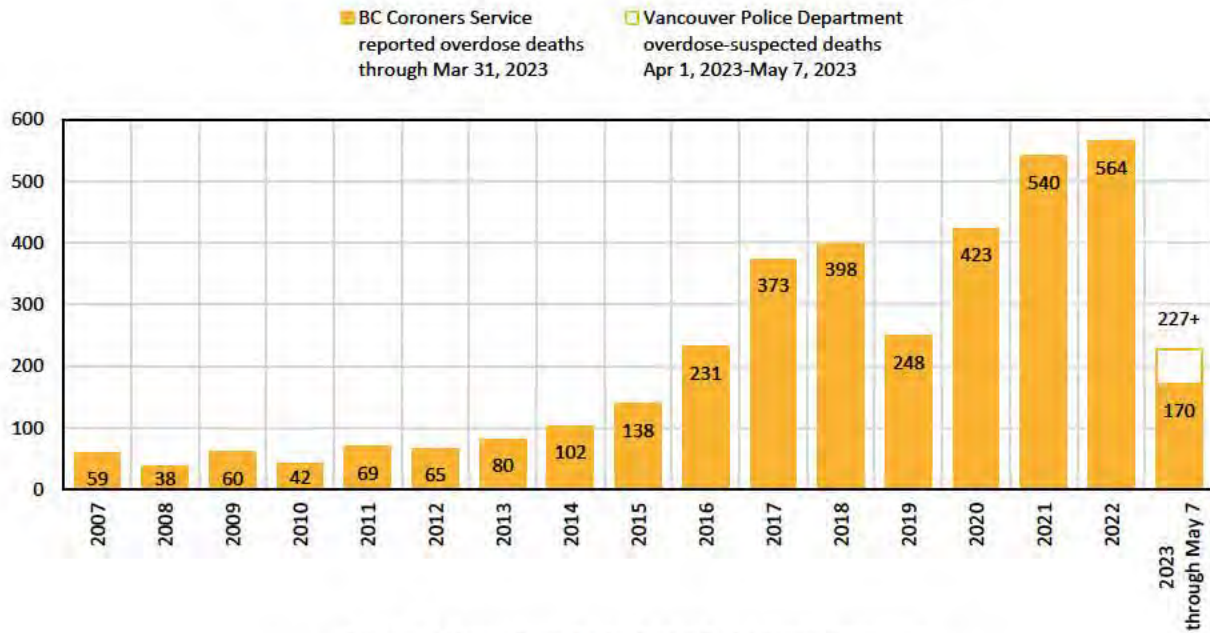


Estimated Monthly Overdose Deaths in Vancouver



Data Source: BC Coroners Service, Overdose Deaths in British Columbia statistical reports; and Vancouver Police Department, preliminary counts of police-attended overdose-suspected deaths.

Estimated Annual Overdose Deaths in Vancouver



Data Source: BC Coroners Service, Overdose Deaths in British Columbia statistical reports; and Vancouver Police Department, preliminary counts of police-attended overdose-suspected deaths.

Significant News:

- **May 4:** Illegal “Drugs Store” selling tested heroin, meth, cocaine in downtown Vancouver for safe supply ([Global News](#))
- **May 5:** Police arrest man for opening store selling “fentanyl-free” hard drugs ([BBC](#))

Tainted Drug Supply Alerts

May 1 - VCH – VANCOUVER (x3)

- VCH has issued a drug alert after pink granules sold as 'DOWN' tested positive for fentanyl and diclazepam, a benzo analog, in Vancouver.
- VCH has issued a drug alert after red/orange granules sold as 'DOWN' in Vancouver tested positive for para-fluorofentanyl, methamphetamine and benzos.
- VCH has issued a drug alert after blue granules sold as 'DOWN' in Vancouver tested positive for para-fluorofentanyl and benzos. Substance has caused overdose.

May 5 – VCH – VANCOUVER

- VCH has issued a drug alert after lime green pebbles sold as FENTANYL in Vancouver tested positive for fentanyl and desalkylgidazepam, a benzo analog. Substance has caused overdose.

Upcoming Events and Actions

- **May 24:** [Harm Reduction and Naloxone Training](#) by Gordon Neighbourhood House (FREE)
- [Take-home Naloxone training sessions](#) facilitated by peers available monthly, online or in-person (registration required)

Data Reporting: May 1 – May 7

of Overdose Deaths

VPD reporting 7 OD deaths

of Overdoses in Vancouver

- VPD reporting 5 OD call for support
- VFRS reporting 137 OD calls for support

of OD responses/deaths in Non-Market Housing

- Alexander Residence – 58 Alexander St – 0
- Antoinette Lodge – 535 E Cordova St – 0
- Barclay Residence – 1416 Haro St – 0
- Central Residence – 42 E Cordova St – 0
- Granville Residence – 1262 Granville St – 0
- Kingsway Continental – 3484 Kingsway – 0
- Modular Housing – 220 Terminal Ave – 0
- New Continental – 1067 Seymour St – 0
- Oppenheimer Lodge – 450 E Cordova St – 1 VFRS call
- Roddan Lodge – 124 Dunlevy Ave – 0
- The Gresham – 716 Smithe St – 0

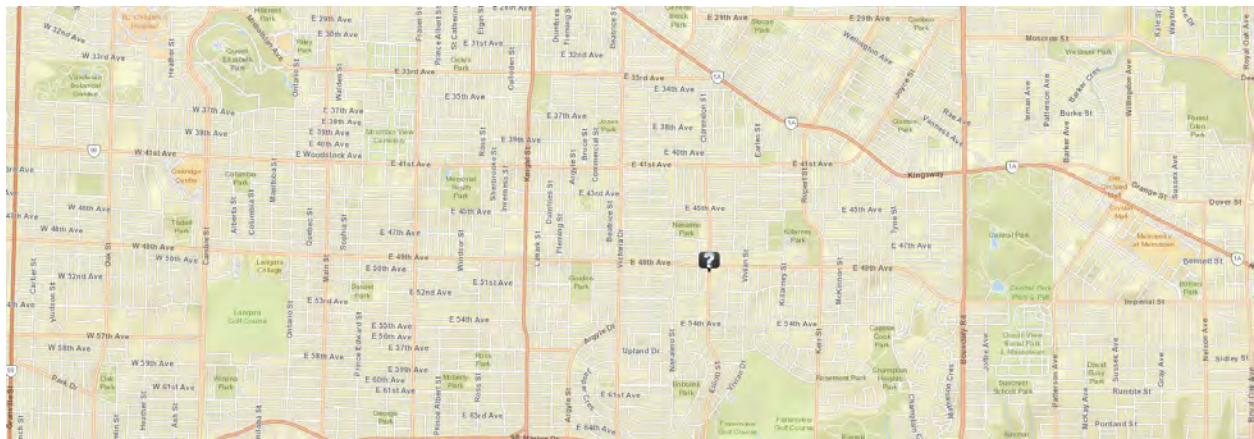
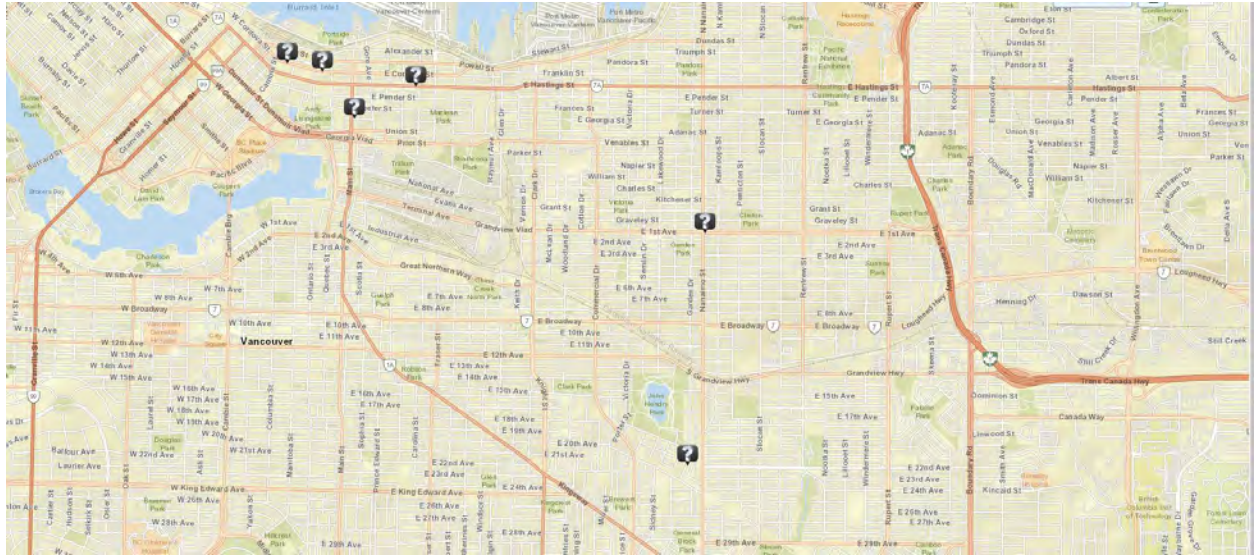
of OD responses/deaths in select Community Centres and Parks in Vancouver

- Carnegie Centre – 401 Main St – 2 VFRS calls
- Evelyne Saller Centre – 320 Alexander St – 0
- Gathering Place – 609 Helmcken St – 1 VFRS call
- Oppenheimer Park – 400 Powell St – 1 VFRS call

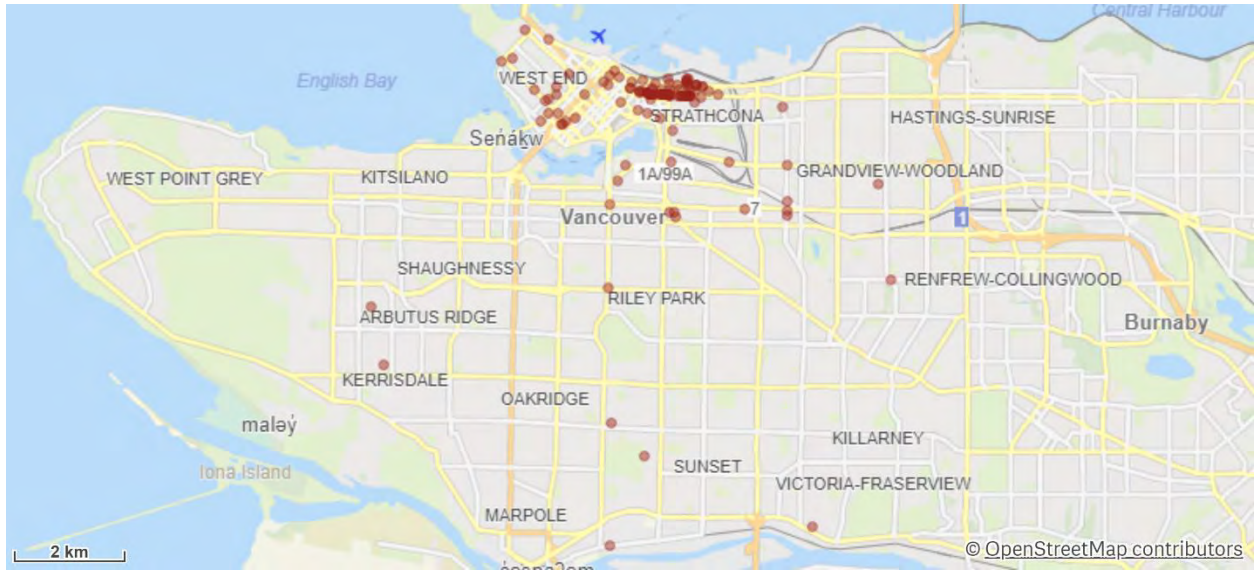
Supervised Injection and Overdose Prevention Sites in Vancouver

- Thonus Donaghy OPS, Thurlow Courtyard Tent – 1081 Burrard St.
- Mobile OPS Van, Seymour St. and Helmcken St.
- OPS Inhalation Tent – 99 W. Pender
- Overdose Prevention Society – 390 Columbia St.
- InSite – 139 E. Hastings St.
- The Molson Building – 166 East Hastings St.
- VANDU – 380 E. Hastings St.
- Powell Street Getaway – 450 E. Hastings St.
- Hope to Health – 611 Powell St.
- Sisterspace Atira Women's-only Overdose Prevention Site – 135 Dunlevy Ave.
- Sisterspace Inhalation Tent (Women only) – Jackson Ave. and Powell St.
- Drug testing – 880 E. Hastings St.

VPD Death Mapping



VFRS Overdose Response Mapping



From: Missick, Alex
Sent: Friday, May 12, 2023 4:37 PM
Subject: Daily Media Summary - May 12

TODAY'S CLOSED CALLS

The below table includes the number of inquires broken down by department.

Department	PDS	DBL	ENG	CMO	ACCS	Park Board	REFM	FRS	Referred to outside org	Referred to Mayor and Council
# of closed calls	1	3	4	1	7	6	0	0	1	0

Bob Kronbauer - Vancouver is Awesome - Man & 7th Bricks

There was some sidewalk repair/construction recently at Main Street and 7th Ave, on the northwest corner. A crew laid bricks into the sidewalk's edge, and there were a couple pallets worth of bricks left over, which have been sitting in the Main and 7th Park ever since. Someone has since turned the bricks into art, laying them out in a circular fashion. I have attached a photo of it here.

My questions are:

1. What was this construction and between what dates did it take place?
2. Was it a City crew or private contractor doing the work?
3. Why were the bricks left there and what will become of them?

[The construction was being carried out by a contractor who was completing the sidewalk at the Main and 7th park. We have contacted the contractor and the bricks will be removed as soon as possible as the work is complete.](#)

Isabella Zavarise - Bell Media - Last Call Pilot

Is anyone from council or city staff available for an on-camera interview about this tonight?

[Stacey Forrester of Good Night Out to do interview](#)

Sheila Reid - Globe and Mail - Oakridge Centre

I'd like to know more about the proposed public amenities at Oakridge Centre, specifically the library, community centre, park, daycare, etc. So, how are these being financed? What does this partnership with Quadreal look like?

[As with all major projects that go through rezoning, the City works with the proponent on a public benefits package that will help meet the needs of a growing community. For Oakridge Centre, the project provides a Community Amenity Contribution \(CAC\) of \\$146 million. The public benefits package includes a civic centre \(new community centre, library, seniors' centre, performance spaces, and a child daycare facility\), 290 units of social housing and a 9-acre rooftop park. These in-kind contributions are to be owned by the City upon completion. The project also provides Development Cost Levy \(DCL\) payments \(\\$75 million\) and public art contributions. DCLs are collected from most new development to help pay for facilities made necessary by growth and are applied on a per square foot basis.](#)

Maria Diment – VIA – Bylaws on ethical lawn decorations

I came across this TikTok [tiktok.com] and I'm wondering if there are any bylaws/regulations regarding what people can and cannot display on their front yards/property? (Such as a taxidermy squirrel wearing a jacket).

[The City has no regulations regarding lawn decorations. Please refer to the Untidy Premises Bylaw, Standards of Maintenance Bylaw and Sign Bylaw for information regarding accumulation of items and/or signs on lawns.](#)

Kristen Robinson - Global News - DTES Plan Objectives

Thanks again for this...to clarify re: 288 East Hastings for the 60/40 project, would the address be 288/292 East Hastings or just 288 East Hastings? It seems the addresses are connected although they are separate buildings and I just want to make sure we only film 288 if the address does not include 292:

<https://www.bchousing.org/projects-partners/development-projects/vancouver-288-east-hastings> [bchousing.org]

[According to notes 288 E Hastings contains the non-market units.](#)

Allie Turner - Vancouver is Awesome - Last Call Pilot

What happens to the information collected through #NotMe?

The City of Vancouver, together with Good Night Out, places utmost importance on the privacy and safety of individuals when reporting incidents of sexual violence. As we implement the Last Call Pilot Project and utilize the #NotMe reporting tool, we are committed to ensuring that the reporting process respects individuals' privacy and safeguards their well-being.

When an individual submits a report through #NotMe, the information is received by the designated account administrators within the participating business. These administrators review the reports and take appropriate action based on their organization's policies and procedures. To ensure businesses are well-equipped to handle reports of sexual violence, Good Night Out provides invaluable support. Their expertise and guidance assist organizations in developing comprehensive policies and procedures that prioritize the safety and well-being of their employees and patrons. This includes establishing protocols for handling and responding to reports of sexual violence.

For anonymous reporters, their identities are not disclosed to the business. Only the details shared in the report are accessible for review. The decision to disclose personal information or any other relevant details rests entirely with the person who submitted the report. If a person has some questions around their work's policy or is unsure about submitting a report, #NotMe offers to anonymously interact with their employer to ask any questions about the policy or process before submitting.

Participating businesses are encouraged to promptly engage with the person who filed the report, reaching out within the first week of submission and providing updates on the review process. This fosters transparency and maintains a supportive environment. To help with accountability around this, Good Night Out will receive high level data from the app, not about specific reports, but to monitor volume and response times. Good Night Out will not be able to see individual reports or any identifying details.

The City commends the participating businesses for their leadership in taking action to address reports of sexualized violence. Together with Good Night Out, we are dedicated to creating a safer and more inclusive environment in Vancouver's hospitality and service industry.

Allie Turner - ViA - Vancouver By-Law officer dispute

I am reaching out because I have a source who is accusing a by-law officer of allegedly using their work car and emergency lights to pick up food at a restaurant. The incident occurred 3:40 pm on May 10 in an alleyway off Davie St. City Car license plate: CRO 76V They have posted publicly about it on Twitter with a video and they have contacted me privately to tell their side of the story. I was wondering if the City could clarify the rules surrounding their staff and work vehicles? Is the staff member parked illegally? Is it an abuse of power? Or is it in keeping with City policy? https://twitter.com/Osaid_khan01/status/1656435672167890944 [twitter.com]

Staff provided the following information:

- Our vehicles do not have "emergency lights." The vehicles are equipped with amber lights that are covered under the Motor Vehicle Act.
- The Parking Enforcement Officer legally parked in a lane, leaving metered spaces on the street available for drivers visiting the businesses in the area.
- The lane where the officer parked was not obstructed. It is sufficiently wide enough to accommodate the vehicle and a passing vehicle.
- We do not have a specific policy related to your inquiry, but the officer operated within our branch guidelines.

John Ackermann - CityNews - Last Call

Is anyone available this (Thursday) afternoon or this evening to talk about the "Last Call" initiative between the City of Vancouver and Good Night Out?

Please let me know what works for you.

Staff let reporter know there are no City staff available Thursday evening for an interview but offered Friday timing. The reporter did not respond.

Reid Small – Coastal Front – Media email list

Reporter requested to be added to the distribution list.

Staff added reporter to both media advisory and news release distribution lists.

Joel Ballard - CBC – Heat Prep

Hoping to book an interview with Daniel Stevens today re: how the city has prepared for heat events this summer, especially as we head into this weekend's heat wave.

Does Daniel have time for a quick ten-minute interview?

Staff declined as Daniel couldn't make the requested deadline.

Kareem Gouda – Global News – Watering Restrictions

I'm looking to speak with someone from the city on our water restrictions and if climate change, an uptick in earlier, warmer, dryer weather could be reason to revise the water restriction times from May 1 to Oct 15 and possibly expand or restrict them further.

Just interested in speaking with you about this issue.

Please reach out to my phone number 604 970 0575 call or text so that we may be able to set something up ASAP.

Staff deferred to Metro Vancouver.

Michael Williams – City News – Heat Prep

I am inquiring about whether or not the city will be setting up any cooling centres around the East Hastings area this weekend and into next week, in preparation for the unseasonably warm weather that's forecasted. Staff provided the following statement:

- Cooling centres at community centres and libraries will be activated when Environment Canada issues a heat warning for Metro Vancouver.
- If a heat warning is activated cooling centres in the East Hastings area will be available at RayCam cooperative at 920 E. Hastings St. and Strathcona Library at 730 East Hastings St. Carnegie Community Centre at 401 Main Street on the corner of Hastings, will have an air conditioned room available to the public.
 - Everyone is welcome to cool down and rehydrate at one of these centres. Some allow well behaved pets and some are wheel chair accessible. Please visit: www.vancouver.ca/hotweather for details on each cooling centre and the most up to date information on additional resources.
 - You can also head to an air conditioned space in your community such as a shopping mall or neighbourhood organization.
 - Community centres and libraries are always available during their regular operating hours for residents and visitors to seek shade and cooling even when there is no heat warning.

Staff followed up with reporter to add the Gathering Place (404 Alexander St) and Evelyn Saller (609 Helmcken St, Vancouver) to the list.

Janella Hamilton - CBC - Robson Square Rink/Space activations

Hello! I am hoping you can help point me in the right direction as to who I could contact at the Province, if I need to inquire about the space/ice rink area at Robson Square. There used to be street dancers who used that space but then they were told not to use it anymore during the pandemic. They are rallying together to try and secure the space again as an accessible space for dancers. Any help is greatly appreciated!

The province owns the ice rink, and they work with PACE group to manage bookings and other activities at the rink level. Here are some contacts:

PACE group:

- Elyse Gawley - EGawley@pacegroup.com
- Jordan Humphries - JHumphries@pacegroup.com

Province of BC, Real Estate division

- Charles Chan - Charles.Chan@gov.bc.ca

Randy Helten - CityHallWatch - Noise Control Bylaw Review

Is the City planning/considering to conduct any presentations regarding this topic for any stakeholders? Public? Industry? Community groups? Vulnerable groups?

In addition, we are considering the idea of holding a public meeting/webinar on the topic, tentatively 7 pm on Wed May 17 or Thurs May 18. Would any of your noise bylaw people or communications people perhaps be available to make a four or five minute presentation online on the topic of noise, the bylaw and the survey. Of course it would be very short, so just the highlights. The speaker would be welcome to tune in just for presenting, or to stay for the whole thing. We're just working out the idea, but would be happy to communicate more on this.

We really appreciate you taking interest in this and possibly sharing at one of your future meetings. We hope to hear from as many people as possible and thank you for amplifying this survey.

As mentioned in the IB, the online survey is just the first phase of this multiphase review, which will help provide areas of focus for further review. Given this is the first phase of this process, staff are seeking to understand people's thoughts and concerns, and don't yet have options to present to the public.

In addition to the [survey](#) on [Shape Your City](#), there is an [Ideas page](#) where members of the public can submit and comment on ideas for noise control bylaw. This might be something you may want to share with people at your meeting/webinar along with a [summary of our current noise regulations](#).

Our sincere apologies, but unfortunately we don't have anyone available to speak on the survey at your upcoming meeting/webinar. However, if you have any specific questions about the survey, please send them over and I'd be happy to look into it for you.

Isabella Zavarise - Bell Media - TMH

Would someone from the city be free to speak with me Sunday?

No one available to do interview this Sunday.

How many Temporary Modular Housing leases are expiring this year? /How many people does this impact?

Larwill Place currently has 98 homes. Most of the TMH sites have leases for approximately five years. In some cases, the leases can be extended for a maximum of an additional five years.

What replacements does the city have in mind?

Temporary modular supportive housing is constructed more quickly than permanent housing (most buildings are constructed in about four months) and provides immediate relief to people living without a home while partners work towards delivering more permanent housing. Temporary modular housing units are not a permanent solution.

The City, in partnership with BC Housing and CMHC have an MOU to deliver a minimum of 300 units of Permanent Modular Supportive Housing across five sites. Rezoning's have been approved for three of the sites and the others will be brought forward for referral to public hearing this year. Additionally, 39 projects totaling 4,497 net new units (almost 4,900 gross), including 138 supportive housing units, have been approved and are at various stages of subsequent development.

Note that approval does not necessarily mean construction has started.

The Larwill Place TMH location is expiring in July. What efforts have been made to find residents housing? /Of these residents, how many have been found new housing and how many are still in need?

We acknowledge the stress that moving and uncertainty around timing can have for Larwill Place tenants and MPA staff. BC Housing, the City of Vancouver, and MPA are committed to ensuring that residents are offered relocation options which meet their needs.

BCH and the operator have already begun the relocation process and the buildings are scheduled to be vacated by August 1, 2023. Relocation offers are being made to long-term housing that is similar in size, type and affordability. All partners are working closely with each member to ensure they are supported to move into the new homes.

PARK BOARD

Emilia Janson – BBC – Video footage of the seawall (May 11)

Reporter requested video footage of the seawall in Vancouver, showing wildlife.

Staff did not have appropriate footage so recommended they contact local tourism boards for further assistance.

Shivani Joshi – CKNW – Summer weather prep (May 11)

Reporter requested weekend interview on Park Board prep for upcoming hot weather

Staff were unable to facilitate an interview based on availability but provided the following info:

The following nine spray parks will be operational this weekend from 9am to 9pm:

- Connaught
- Grandview
- Oak
- Prince Edward
- Pandora
- Norquay
- Hastings
- CRAB
- Chaldecott

Outdoor pools will not be operational this weekend as outdoor lifeguards complete orientation for opening weekend. The Park Board operates and staffs aquatic features and facilities based on a number of things like staffing availability, weather, public interest and need, and is always evolving and adapting based on past years.

A formal update on splash pads, outdoor pools, wading pools, beaches and other aquatic facilities and programs will be shared next week.

To prepare for crowds gathering at beaches this weekend, we have scheduled additional staff to keep on top of garbage collection and litter pick up. Additional garbage totes have been added to areas that were most populated during the last spell of sunny weather, and they will continue to be serviced regularly, seven days a week.

Just to note, a heat warning has not yet been issued – upon that, we activate cooling centres, misting stations, additional drinking fountains etc. as needed, in coordination with the City of Vancouver and other agencies.

Jennifer Wilson – CBC News – Park Board staff series (May 11)

Reporter asked for assistant creating a series spotlight Park Board staff and preparations to maintain public spaces throughout summer

Staff are working to set up interviews and recording opportunities in coming weeks, covering tree watering, beach maintenance, wildlife feeding and lifeguard duties.

Melanie Levesque – BCIT News – Canada goose management (May 11)

Reporter requested interview on Canada goose management

Staff were unable to facilitate an interview within the short deadline, but provided the full report for further info.

Rahma Shafi – CBC – Alcohol in Parks

I am producer with CBC's Here and Now in Toronto. I was hoping to speak with anyone from the Vancouver Parks Board on the topic of allowing alcohol in parks. Vancouver has seemed to figure it out, while here it's becoming a complicated issue. For context, I'm looking to speak with you on how you guys did it, the process and issues that were considered! I am working on a extremely tight deadline of 11amPST

[Staff were unable to facilitate an interview within the short deadline, but provided the full report and news release for further info.](#)

Cheryl Chan – Vancouver Sun – Kits pool closure

We're writing a story about pools/cooling centres that are open during this coming heat wave. Do you have more info on what kind of repairs are being done at Kits pool? Is this from damage from last year's king tide or something else? Is there an ETA for when it will be opened? And also checking to see if lifeguards will be manning Vancouver beaches this weekend. If not, is there a typical start time for when the beaches are staffed?

[Please be advised that a formal update on splash pads, outdoor pools \(including Kits Pool\), wading pools, beaches and other aquatic facilities and programs will be shared next week.](#)

[There will not be lifeguards on duty at beaches this weekend as outdoor lifeguards are still completing their orientation for opening weekend. Again, the start date for supervised beaches will be announced early next week in the update on aquatics operations for the spring/summer months.](#)

With regards to cooling centres:

- [Cooling centres at community centres and libraries will be activated when Environment Canada issues a heat warning for Metro Vancouver.](#)
- [Everyone is welcome to cool down and rehydrate at one of these centres. Some allow well behaved pets and some are wheelchair accessible. Please visit: \[www.vancouver.ca/hotweather\]\(http://www.vancouver.ca/hotweather\) for a list and map of cooling centres and details on each cooling centre.](#)
- [You can also head to an air conditioned space in your community such as a shopping mall or neighbourhood organization.](#)
- [Community centres and libraries are always available during their regular operating hours for residents and visitors to seek shade and cooling even when there is no heat warning.](#)

From: s.22(1)

To: ["Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>](mailto:JaimeLynn.Borsa@vancouver.ca)
["Autiero, David" <david.autiero@vancouver.ca>](mailto:david.autiero@vancouver.ca)
["Okell, Corrie" <Corrie.Okell@vancouver.ca>](mailto:Corrie.Okell@vancouver.ca)
["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
["LaClaire, Lon" <lon.laclaire@vancouver.ca>](mailto:lon.laclaire@vancouver.ca)
["Law, Andrea" <andrea.law@vancouver.ca>](mailto:andrea.law@vancouver.ca)
["Olinek, Jason" <Jason.Olinek@vancouver.ca>](mailto:Jason.Olinek@vancouver.ca)
["Mulji, Karima" <karima.mulji@vancouver.ca>](mailto:karima.mulji@vancouver.ca)
["Au, Michelle" <Michelle.Au@vancouver.ca>](mailto:Michelle.Au@vancouver.ca)
["Cermeno, Kathy" <Kathy.Cermeno@vancouver.ca>](mailto:Kathy.Cermeno@vancouver.ca)
["Sem, May" <May.Sem@vancouver.ca>](mailto:May.Sem@vancouver.ca)
["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)
["Klassen, Mike" <Mike.Klassen@vancouver.ca>](mailto:Mike.Klassen@vancouver.ca)
["Montague, Brian" <Brian.Montague@vancouver.ca>](mailto:Brian.Montague@vancouver.ca)
["Zhou, Lenny" <Lenny.Zhou@vancouver.ca>](mailto:Lenny.Zhou@vancouver.ca)
["Meiszner, Peter" <Peter.Meiszner@vancouver.ca>](mailto:Peter.Meiszner@vancouver.ca)
["Sim, Ken" <Ken.Sim@vancouver.ca>](mailto:Ken.Sim@vancouver.ca)

Date: 5/29/2023 10:23:59 PM

Subject: [EXT] Input about 105 KEEFER STREET

Attachments: Permit Hearing for 105 Keefer.docx

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

RE: 105 KEEFER STREET DP -2017-00681- HA-1A REJECT BEEDIE'S APPLICATION
REPLACE WITH AFFORDABLE HOUSING

Honourable Mayor Ken Sims and Distinguished Vancouver City Councillors and Development Permit Board and Advisory Panel ,

s.22(1) and every week on Sunday my family would come to Chinatown to go to a s.22(1) and to buy our Asian groceries that at that time we could only buy in Chinatown. Then eat at one of many local family-owned Chinese restaurants where you could get an inexpensive Won Ton Noodle Soup or Congee and buy our groceries, choy, barbequed pork or soya sauce chicken or Tofu. Chinatown has been our connection to the Chinese

community and our s.22(1) both the joyful and the painful past including the racism that we had to fight and that is why Chinatowns and Japanese towns existed). Let's move forward towards Multicultural Peaceful Co-Existence

I am asking for you Mayor Ken Sims, as the first Mayor of Chinese Ancestry to protect the Chinatown community, I am asking all the City Council and Development Permit Board to protect the Chinatown Community, especially the Chinese Seniors for which Chinatown is their long-term community... to not let them be displaced by this Beedie Building which has absolutely NO social and affordable housing units... and would be beyond the price range of the seniors who have lived here all their lives or even for many generations. There are too few affordable housing units in the neighbourhood as it is and they want to remain with their long-time friends and relatives in the places they have frequented to eat food, get their groceries and herbal medicines, and have their social and cultural gatherings. Please do not push them out of the only community that they have known. Say NO to the Beedie project getting a permit.

Instead, I would ask all of the members of this Permit Board and Vancouver City Council to soften your hearts to hear the plight of the low-income people who have made the DTES their neighbourhood home and where there are the services available for them. The Beedie people and other upscale restaurant owners would have you believe in their rhetoric of so-called "community revitalization", but The Beedie Development Corporation care nothing for the true residents here already and would uproot this community. Please Do NOT give them a permit. For many Years Beedie has tried repeatedly already to push their agenda and the residents, even recently of 9 languages including the Host people of the Squamish, Musqueam and Tseil-waa-tuth Nations and many Vancouverites have spoken out their wishes over and over to NOT have this Beedie Development Corporation take over this land.

What is needed and wished for by 9 language groups of Chinatown and the DTES residents is Development of 100% social and affordable housing at 105 Keefer and a Seniors Centre of the first level. Instead of displacing people who already make this area their home. I would ask instead for this City Council to work with our Provincial and Federal Government and BC Housing to buy this land back to build new Affordable housing at Welfare and Old Age Pension rates. Buy the land back or do a land swap or set up a Land Trust to build Permanent Affordable Housing...even permanent modular housing so that they could get these built sooner, rather than later. This would be a huge help with properly housing the many low-income Chinese seniors are in SROs who frequent the meal lines and bin for empty bottles and cans (because they can not afford soaring rent and food prices). Also, Homes built to help all the homeless people in this neighbourhood.

To effect beneficial change, true safety and revitalization, we need community development that involves a wide variety of local community people involved in the planning, implementation and evaluation of what gets built at 105 Keefer Street. We need democratic procedures for community buy-in with development of local leadership and capacity building while gaining needed resources from all levels of government. This will be what brings true and lasting safety and revitalization of this community.

I would like to also request and propose that any new developments in the whole city of Vancouver be required by this council to have a certain percentage... of say 20-30% social and affordable housing, many at Welfare and Old-Age Pension Rates. This City Council can pass a new by-law requiring this to happen with every building being built to help improve the liveability in this city for ALL of our residents.

Would it not be the most wonderful thing for Vancouver to not only be the Greenest City, but to be the City known for our Community Compassion. Vancouver, a city of Compassion and Welcome where ALL people, even our poorest residents of all ethnicities are housed well and treated with dignity and honour...where community-building increases the sense of belonging and of true home... a welcoming place of peace and well-being for ALL. **COMMUNITY COMPASSION AS A CITY WOULD BE A DREAM AND WORTHWHILE VISION. This would be a LEGACY worth putting your names on as the Mayor and City Council that brought us towards this WORTHWHILE VISION.**

Thank you very much for your kind and wise consideration of my proposal.

s.22(1)

REPLACE WITH AFFORDABLE HOUSING

Honourable Mayor Ken Sims and Distinguished Vancouver City Councillors and Development Permit Board and Advisory Panel ,

s.22(1) and every week on Sunday my family would come to Chinatown to go to a s.22(1) and to buy our Asian groceries that at that time we could only buy in Chinatown. Then eat at one of many local family-owned Chinese restaurants where you could get an inexpensive Won Ton Noodle Soup or Congee and buy our groceries, choy, barbequed pork or soya sauce chicken or Tofu. Chinatown has been our connection to the Chinese community and our s.22(1) (both the joyful and the painful past including the racism that we had to fight and that is why Chinatowns and Japanese towns existed). Let's move forward towards Multicultural Peaceful Co=Existence

I am asking for you **Mayor Ken Sims, as the first Mayor of Chinese Ancestry to protect the Chinatown community, I am asking all the City Council and Development Permit Board to protect the Chinatown Community, especially the Chinese Seniors for which Chinatown is their long-term community...** to not let them be displaced by this Beedie Building which has absolutely NO social and affordable housing units... and would be beyond the price range of the seniors who have lived here all their lives or even for many generations. There are too few affordable housing units in the neighbourhood as it is and they want to remain with their long-time friends and relatives in the places they have frequented to eat food, get their groceries and herbal medicines, and have their social and cultural gatherings. Please do not push them out of the only community that they have known. Say NO to the Beedie project getting a permit.

Instead, I would ask all of the members of this Permit Board and Vancouver City Council to soften your hearts to hear the plight of the low-income people who have made the DTES their neighbourhood home and where there are the services available for them. The Beedie people and other upscale restaurant owners would have you believe in their rhetoric of so-called "community revitalization", but The Beedie Development Corporation care nothing for the true residents here already and would uproot this community. Please Do NOT give them a permit. For many Years Beedie has tried repeatedly already to push their agenda and the residents, even recently of 9 languages including the Host people of the Squamish, Musqueam and Tseil-waa-tuth Nations and many Vancouverites have spoken out their wishes over and over to NOT have this Beedie Development Corporation take over this land.

What is needed and wished for by 9 language groups of Chinatown and the DTES residents is Development of 100% social and affordable housing at 105 Keefer and a Seniors Centre of the first level. Instead of displacing people who already make this area their home. I would ask instead for this City Council to work with our Provincial and Federal Government and BC Housing to buy this land back to build new Affordable housing at Welfare and Old Age Pension rates. **Buy the land back or do a land swap or set up a Land Trust to build Permanent Affordable Housing** ...even permanent modular housing so that they could get these built sooner, rather than later. This would be a huge help with properly housing the many low-income Chinese seniors are in SROs who frequent the meal lines and bin for empty bottles and cans (because they can not afford soaring rent and food prices). Also, Homes built to help all the homeless people in this neighbourhood.

To effect beneficial change, true safety and revitalization, we need community development that involves a wide variety of local community people involved in the planning, implementation and evaluation of what gets built at 105 Keefer Street. We need democratic procedures for community buy-in with development of local leadership and capacity building while gaining needed resources from all levels of government. This will be what brings true and lasting safety and revitalization of this community.

I would like to also request and propose that any new developments in the whole city of Vancouver be required by this council to have a certain percentage... of say 20-30% social and affordable housing, many at Welfare and Old-Age Pension Rates. This City Council can pass a new by-law requiring this to happen with every building being built to help improve the liveability in this city for ALL of our residents.

Would it not be the most wonderful thing for Vancouver to not only be the Greenest City, but **to be the City known for our Community Compassion. Vancouver, a city of Compassion and Welcome where ALL people, even our poorest residents of all ethnicities are housed well and treated with dignity and honour...where community-building increases the sense of belonging and of true home... a welcoming place of peace and well-being for ALL. COMMUNITY COMPASSION AS A CITY WOULD BE A DREAM AND WORTHWHILE VISION. This would be a LEGACY worth putting your names on as the Mayor and City Council that brought us towards this WORTHWHILE VISION.**

Thank you very much for your kind and wise consideration of my proposal.

s.22(1)

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

To: ["Minister, HOUS HOUS:EX" <HOUS.minister@gov.bc.ca>](#)

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

["Sim, Ken" <Ken.Sim@vancouver.ca>](#)

["Munden, Brendan \[CORPI\]" <brendan.munden@vch.ca>](#)

[AG.Minister@gov.bc.ca](#)

["Fry, Pete" <Pete.Fry@vancouver.ca>](#)

["Office of Homelessness Coordination OHCS:EX" <OfficeofHomelessnessCoordination@](#)

["Bailey.MLA, Brenda" <brenda.bailey.MLA@leg.bc.ca>](#)

["Candela Place" <candela@morethanaroom.org>](#)

["Lee Anne Michayluk" <lmichayluk@morethanaroom.org>](#)

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

["Nery Flores" <nflores@morethanaroom.org>](#)

["Philip Cho" <philipcho@morethanaroom.org>](#)

["CBC As It Happens" <aih@cbc.ca>](#)

[checkup@cbc.ca](#)

["Vancouver The Early Edition" <earlyed@cbc.ca>](#)

["Greg Kelly" <greg.kelly@cbc.ca>](#)

["Vancouver North by Northwest" <nxnw@cbc.ca>](#)

["On the Coast Vancouver" <onthecoast@cbc.ca>](#)

["The Current" <thecurrent@cbc.ca>](#)

["Dix.MLA, Adrian" <Adrian.Dix.MLA@leg.bc.ca>](#)

[hedy.fry@parl.gc.ca](#)

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

[info@kitsilanocoalition.org](#)

["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](#)

["Boyle, Christine" <Christine.Boyle@vancouver.ca>](#)

["Carr, Adriane" <Adriane.Carr@vancouver.ca>](#)

["Dominated, Lisa" <Lisa.Dominated@vancouver.ca>](#)

["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](#)

["Klassen, Mike" <Mike.Klassen@vancouver.ca>](#)

["Meiszner, Peter" <Peter.Meiszner@vancouver.ca>](#)

["Montague, Brian" <Brian.Montague@vancouver.ca>](#)

["Zhou, Lenny" <Lenny.Zhou@vancouver.ca>](#)

Date: 5/15/2023 7:47:01 PM

Subject: [EXT] Re: Homelessness: the Gift That Goes On Giving

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

And this just in from former mayor of Vancouver, Kennedy Stewart.



Hi s.22(1)

I hope you're well and getting a chance to enjoy the spring weather.

Jeanette, Fergus, and I have been taking time to reconnect with family, friends, and supporters. It's been heartwarming to chat with so many folks who worked with us over the last few years and who supported the Forward Together campaign. However, many of you have shared your deep concerns about the state of Vancouver.

Your top issue of concern has been the brutal police-led East Hastings Street clearances. As you may recall, as mayor [I signed a memorandum of understanding on behalf of Vancouver City Council with the provincial government and Vancouver Park Board concerning Strathcona Park and all future encampments \[forwardvancouver.ca\]](#). The key premise of this agreement is that government action surrounding encampments would not be police-led and by-laws would only be enforced "when suitable spaces are available for people to move indoors."

Along with this MOU came my work with the federal and provincial governments to secure the largest social housing investment – over \$1 billion -- in the city's history. I negotiated hotel and modular home purchases, and secured money for new shelter spaces to produce hundreds of new units that were up and running and in place for people to voluntarily

occupy in place of their tents. We didn't call in the police on families sheltering in tents in Strathcona Park, as that would be inhuman. Instead, we built them homes, as fast as we could.

Mayor Sim and ABC have recklessly disregarded the City's signed agreement with the Province and are supporting the Vancouver Police Department in targeting Vancouver's most vulnerable residents. This criminalization of poverty – being threatened with arrest, having most or all your possessions thrown in the garbage and pushed out of your community without anywhere to go – is cruel.

Sim's hyper-colonial approach to poverty is especially distressing considering at least [40 per cent of those living without homes in Vancouver \[forwardvancouver.ca\]](#) are survivors of the Canadian Indigenous Genocide – including many Indigenous people living in the Downtown Eastside. And Sim's police-led sweeps have led many shelter operators to remark "[women aren't safer after Hastings camp cleared \[forwardvancouver.ca\]](#)."

Sim continues to claim there was adequate housing for the people whose shelters and belongings were destroyed, even while [City Manager Paul Mochrie and non-profit housing providers say \[forwardvancouver.ca\]](#) this is not the case. Sim is simply not telling the truth.

Sim has the support of far-right pundits such as [Bruce Allen who, without shame, states the city should "hose down the streets every three or four hours on Hastings" calling those in need "freeloaders and junkies \[forwardvancouver.ca\]](#)." But the action has been condemned by [CUPE BC \[forwardvancouver.ca\]](#) and the [British Columbia Federation of Labour \[forwardvancouver.ca\]](#) who call the clearances "callous" and "dehumanizing," as well as the Office of the Federal Housing Advocate who states the action is "[a violation of human rights" that increase risks to people's health and safety due to isolation, exposure, fire, overdose, and violence \[forwardvancouver.ca\]](#)."

This move goes too far for even Kareem Allam – Kevin Falcon's campaign manager and Sim's former chief-of-staff -- [who denounced Sim's callous action \[forwardvancouver.ca\]](#) on what I think has been one of the most shocking breaks with Vancouver's core value of compassion that we relied

on to support each other through the pandemic. Welcome to the new, cruel Vancouver.

El lun, 15 may 2023 a la(s) 19:06, Minister, HOUS HOUS:EX

(HOUS.minister@gov.bc.ca) escribió:

Thank you for taking the time to write to the Ministry of Housing. This is an automated response to let you know that your email has been received at the office and will be reviewed at the earliest opportunity.

Office of the Minister of Housing

From: [Missick, Alex](#)
Subject: Daily Media Summary - June 21
Date: Wednesday, June 21, 2023 4:30:21 PM

TODAY'S CLOSED CALLS

The below table includes the number of inquires broken down by department.

Department	PDS	DBL	ENG	CMO	ACCS	Park Board	REFM	FRS	Referred to outside org	Referred to Mayor and Council
# of closed calls	2	2	0	2	1	4	0	1	0	0

Elizabeth McSheffrey - Global News - Larwill Place (Jun. 20)

Tenants are urging the city to renew the lease on the land, rather than let it expire, resulting in the removal of their homes and their displacement.

Can city respond to that call? We're hoping to get this up online ASAP.

The City of Vancouver is grateful for the partnership between BC Housing, Vancouver Coastal Health and MPA at Larwill Place which has provided temporary warm, safe homes with supports for more than 90 Vancouver residents over the past three years. Temporary Modular Housing plays an important role in providing homes to individuals experiencing homelessness or at risk of homelessness using underutilized or vacant sites pending redevelopment such as this one.

Larwill Place is located on city-owned/ Provincially leased land that has been slated for redevelopment for the new Vancouver Art Gallery, which is currently located at 750 Hornby Street.

As the license with BC Housing comes to an end in February 2024, BC Housing, the City of Vancouver, VCH and MPA are committed to ensuring residents are offered alternative homes which meet their needs. We will work closely with each resident to ensure they are supported to move into other long term, affordable homes.

These homes were always intended to be a temporary, but valuable, opportunity to address the growing and urgent homelessness crisis which is impacting thousands of Vancouver residents.

BC Housing, the City of Vancouver, VCH and MPA Society are committed to ensuring residents are offered alternative homes which meet their needs. All partners will work closely with each resident to ensure they are supported to move into the new homes.

Joanne Lee-Young – Vancouver Sun – Empty Homes Tax

I am working on a story about the owner of a rental property at s.22(1) which has six suites. s.22(1)

s.22(1) The other four suites are rented to tenants. The owner has done the city's online vacancy tax each year and this year, was chosen for an audit. She has been declaring it as tenant occupied. There is a section that asks if any family members live there, and she also wrote yes. She got a notice asking for proof that the building is occupied and brought documents to prove so, but they were refused. She has send tax documents, driver's licenses, medical documents, mail, car insurance, bills and general correspondence from her tenants as proof. She has received a bill for \$67,000. Is there any way to understand why her documents were not satisfactory? I am working on an overnight story. I understand if you might not be able to comment on a specific case and would appreciate hearing back at your earliest convenience if that is the case.

To protect privacy, the City is unable to provide details of individual cases. Generally, however, the audit compliance team follows a standard requirement of documents to prove occupancy of a residential property for six months or more for each property. The property owner can file a notice of compliant, and the vacancy tax review officer can review additional documentation provided to substantiate the occupancy of those properties. More information about our EHT audit and enforcement process may be found on our [City website](#).

Could I please ask as a follow up...How are properties selected for an audit? Is it random? And how many are selected for an audit? Is there a percentage?

The City conducts random and risk-based audits to help validate property status declarations, and to encourage the highest possible level of compliance with the Empty Homes Tax program.

When properties are selected for audit, property owners are required to provide specific documentation that pertains to the declaration made. Documents provided must be relevant to the reference year under audit. More information about audits can be found in the City's annual [Empty Homes Tax Annual Report](#).

Catherine Hansen – CBC Daybreak North – Michelle Bryant-Gravelle Profile (Jun. 20)

I understand Michelle was speaking to Stephen Quinn this morning. We are a similar show that broadcasts to northern BC and would love to speak with her this AM as well

Producer clipped previous interview with CBC Early Edition and withdrew her request.

Julie Landry – CBC/Radio-Canada – CSF School at Jericho Lands

Is there a possibility for a school from the Conseil scolaire francophone (CSF - French school board) to be built at Jericho Lands. Are there talks about it? Is it dead as a project?

The CSF is part of the [Heather Lands rezoning application](#), which includes a site for a new CSF elementary school that would replace the aging L'École Rose-des-Vents, currently located one block to the south on the same property as L'École secondaire Jules-Verne.

The school and childcare are not funded through this application and delivery is the responsibility of the CSF. Provision of the site for the school is a commercial lease arrangement between the landowners and the CSF. Securing this site provides for a much-needed new facility to support French-language education within the City and Province. The new school will include classrooms for kindergarten through grade 6 students, a gymnasium, and neighbourhood learning centre. A childcare facility is anticipated to be included in the school, owned and operated by the CSF.

The existing L'École Rose-des-Vents school has a lease with the Vancouver Board of Parks and Recreation for use of Oak Meadows Park sport field to support school needs. The lease expires in 2028. At that time, the CSF will need to engage the Park Board regarding a renewed agreement. The site phasing allows for early delivery of the school; however, temporary servicing connections may be required depending on the status of new infrastructure.

For Jericho Lands, City staff have been working with the Vancouver School Board (VSB) to determine potential future public school needs in the area, based on a variety of factors, including anticipated capacity at existing school facilities and estimated population growth on ʔəy alməx^w/ly álmeɣw/Jericho Lands. City staff will continue to work together with the VSB to refine and monitor school needs as the project progresses.

Mike Howell – Glacier Media - Email

Just letting you know that my old Vancouver Courier address has been scrapped and I'm now only using the mhowell@glaciermedia.ca address.

I've had some issues with losing the Courier address and not receiving emails from contacts, but wanted to be sure that going forward that all emails from the City and VPD reach me via

mhowell@glaciermedia.ca

Staff updated distribution lists.

Liang Feng - Mingpao - STR

Summer is here and there a longer Air BNB list in Vancouver.

I notice some of the listing show "exempt" for License Number, some use same number for multiple rooms and some License Number are expired...

To operate a short-term rental (STR) in Vancouver, an individual must obtain a business licence and include the licence number in all online listings and advertising. Businesses are not permitted to obtain a short-rental licence.

STRs are only permitted in a principal residence, which is the home where the operator resides. STRs are not permitted in a unit where a person does not live. Only one STR licence is permitted per person, however operators may have multiple online listings advertising the unit. An operator can use the same licence for multiple rooms in the same property, but can only accept one booking at a time.

Some listings may fall out of the City's STR regulations, and these operators may choose to list online without a business licence or use "Exempt" in the field, such as:

- Rentals that are longer than 30 days;
- Hotels;
- Bed & Breakfasts; and
- Listings outside of the City including those on University Endowment land, UBC and on the Reserve lands of the Musqueam, Squamish and Tsleil-Waututh peoples.

Short-term rental operators who do not comply with City bylaws are subject to fines of up to \$1,000 per offence, legal orders, and may be referred to the prosecutor's office for legal action. The City is aware that not all listings are compliant with our by-laws. The City has a number of tools to identify non-compliant listings and routinely escalates enforcement as necessary, which includes referring operators to the prosecutor's office for the laying of charges.

For more information on our short-term rental regulations, please visit vancouver.ca/short-term-rentals and watch our [videos](#).

How people can find out an Air BNB hold a valid license in Vancouver?

Short-term rental business licence numbers are available on [Open Data](#) – anyone looking to verify a business licence number can search it there.

When I checked the listing , I found it a bit confusion when Trying to figure out if the license is active or expired(like link one , the licensing number is begin with "22"), or if the unit is a principle residence for someone. (like link two, it says "entire condo")?

<https://www.airbnb.ca/rooms/53720026?>

[from_hosting=true&source_impression_id=p3_1687381083_eXHcx8nd6ZzMByLv](https://www.airbnb.ca/rooms/53720026?from_hosting=true&source_impression_id=p3_1687381083_eXHcx8nd6ZzMByLv) [airbnb.ca]

<https://www.airbnb.ca/rooms/48562554?>

[from_hosting=true&source_impression_id=p3_1687380965_2EPep0gtEsJXZk%2Bm](https://www.airbnb.ca/rooms/48562554?from_hosting=true&source_impression_id=p3_1687380965_2EPep0gtEsJXZk%2Bm) [airbnb.ca]

While we can't speak to specifics of an individual listing, we can note that some operators forget to update their listings when they renew their licence each year. Residents can rent out the entire home if it is their principle residence. The City has a dedicated STR team that takes a proactive approach to investigate any non-compliance. STR operators who do not comply with City bylaws are subject to fines of up to \$1,000 per offence, legal orders, and may be referred to the prosecutor's office for legal action. The regulations are enforced following the general [compliance pathway](#).

Kerry Gold - Globe & Mail – LTRS

I'm looking into a possible story on business licences for landlords. Is it true that all landlords, including mom and pops who rent out basement suites, must have a business licence? If so, is compliance an issue? If I do something, it would be for Storeys Toronto and the deadline is by the end of tomorrow.

In Vancouver, anyone who rents out a property for stays longer than 30 days requires a long-term rental (LTR) business licence – this includes secondary suites. If the City discovers a unit isn't licensed, our Property Use Inspectors will work with the owner to come into compliance. For

more information on LTR licensing, please visit vancouver.ca/long-term-rentals.

Dan Fumano - Postmedia - Support for Cultural Legacy Businesses

What is the status of the Chinatown Legacy Business Study? What were the results? Which businesses received the SEP funding? Will the City expand the program and to what areas? A Legacy Business Study report investigated potential tools for slowing the rate of change, and explored different measures of protection for legacy businesses based on the City of San Francisco's Legacy Business Program.

The results of the study are summarized in [this presentation](#).

In 2021, Council approved the [Special Enterprise Program \(SEP\)](#), a 5-year pilot aiming at preserving and strengthening the cultural diversity, long-term viability, and economic opportunity of legacy and community-serving businesses, and non-profits organizations in Chinatown and the Downtown Eastside.

The SEP is implemented in partnership with three non-profit organizations who provide capacity building supports (e.g. digital and traditional marketing, e-commerce, space planning, etc.), and assistance for physical improvements to activate vacant commercial spaces.

Nine small Chinatown businesses have received capacity building supports. These are: Kam Wai Dim Sum, KK Boutique, Ochi Chinese Fashion, The Chinese Tea Shop, Bamboo Village, Le Chic Good Luck Entertainment Centre, Forum Appliances, Artistic Arts and Crafts, and Dragon Boat.

The City is exploring to expand this program to other ethno-cultural areas identified in the Vancouver Plan. A map of these areas is available on page 127 of the [Vancouver Plan](#).

Are there other areas where there has been efforts to preserve cultural business legacy?

The West End Plan emphasizes the retention of local businesses in the three key retail villages of Robson, Davie and Denman, ensuring that they remain easily accessible and reflect their local scale and character. Specific policy directions include recommend that:

- New buildings should generally be between 2-4 storeys in height to maintain the low-rise commercial character and to maximize sunlight on the sidewalks.
- Recognize and celebrate three vibrant and distinct Robson, Denman and Davie Villages as places to gather, socialize and celebrate through placemaking and public realm improvements.

The lower scale approach to development (2-4 storeys in height) is expressed on many of the City's retail highstreets and village throughout the city including Davie, Denman, Robson, Commercial, 4th Ave and parts of Main).

Any updates on the Punjabi Market? What actions have been taken to preserve it?

For more than 50 years, Punjabi Market has served as an important social, cultural, and economic hub for members of Vancouver's South Asian communities.

Since 2016, the City has been working to respond to Council motions related to the role and future of the Market Punjabi Market.

A summary of work up to summer 2022 can be found here:

<https://vancouver.ca/files/cov/2022-07-08-council%20memo-punjabi-market-update-rt>

Since 2022, activities specific to Punjabi Market have focused on two key areas: retail planning and public realm improvements.

Most recently, the City is working with local businesses, commercial property owners, and other stakeholders, to develop a retail strategic plan for the commercial area, and identify opportunities to strengthen business-to-business connections. This work will help to clarify a vision for the future of this important cultural and economic hub, as well as the ways to implement that vision.

The City has also been working on a Punjabi Market Collective, in collaboration with community members, to scope and design public realm improvements. This includes a cultural welcome feature, and explore potential opportunities including pedestrian lighting and other placemaking initiatives.

In addition to the specific work underway to support Punjabi Market, the significance of cultural market areas is also set out in Vancouver Plan.

In addition to work focused in Punjabi Market, the City has also been leading a broader effort related to the City's response to "Historical Discrimination against People of South Asian Canadian Descent." Most recently, this resulted in a secondary, honorary street renaming as part of redress related to the Komagata Maru.

- Link - <https://council.vancouver.ca/20220705/documents/r1revised.pdf>
- Link - <https://vancouver.ca/news-calendar/city-to-give-secondary-street-name-of-komagata-maru-place-to-canada-place.aspx>

Any updates on this motion? Has staff taken any actions?

In March 2022, Council adopted a motion directing City staff to explore ways to protect and promote cultural food assets and other forms of intangible cultural heritage across Vancouver.

In June 2022, Council adopted in principle the [Vancouver Chinatown Cultural Heritage Assets Management Plan \(CHAMP\) Strategic Framework](#), including goals and strategies to support a cultural heritage economy. This includes a focus on Chinatown's cultural food assets, and supporting the development of models and strategies related to business retention, recruitment, and curation.

PARK BOARD

St John Alexander – CTV – sθəqəlxenəm ts'exwts'áxwi7 roller slide

I'm looking into this loud slide that needs to be replaced at the park downtown on Richards and Smithe. This is for today's news. And is there anyone available to chat about this on camera? That is, on the latest, and what's happening next.

[Ian Stewart, Manager of Park Development, did interview.](#)

Lisa Steacy - CTV – sθəqəlxenəm ts'exwts'áxwi7 roller slide

I'm seeing some posts online about a sign tat has gone up at the sθəqəlxenəm ts'exwts'áxwi7

saying the rollerslide is being removed due to noise complaints.

Can you provide further explanation for this decision? It would also be helpful to know what the difference is, generally speaking, between a roller slide and a non-roller slide and why a roller slide was thought to be a more accessible choice for this park. Any information you can provide would be appreciated. My deadline is (as usual) ASAP.

The original decision to install a roller slide at sθeqəlxenəm ts'exwts'áxwi7 was guided by the Park Board's commitment to creating accessible park spaces. As playgrounds are built and renewed across the city, we are working towards incorporating state-of-the art play equipment with accessible features and elements to help enhance our network of welcoming and inclusive play spaces. For example, the roller slide removes the risk of static electricity build-up for those with cochlear implants, so that users can enjoy the slide without risk to their hearing devices. Additionally, the slide allows for social play or for a care giver to also slide down due to its wider width.

In late summer 2022, we temporarily closed the slide due to both some noise complaints from the neighbouring community, particularly at night, and to assess mechanical failures caused by heavy, and unintended, use of the play structure. While we are delighted to see sθeqəlxenəm ts'exwts'áxwi7 and its play equipment being enjoyed by visitors of all ages, we recognize the challenges that come with maintaining park infrastructure, particularly within a heavily-populated urban environment, and balancing the various needs of our communities.

We have been working closely with the slide supplier on a solution to keep the slide in place, but unfortunately this isn't possible and the roller side will be replaced by a traditional (non-roller) slide, anticipated to be later this year. Our Park Development team will continue to consider the design of the replacement slide through an accessibility lens and we remain committed to creating safe and inclusive play spaces across our park network.

Jacob New – Global News – sθeqəlxenəm ts'exwts'áxwi7 roller slide

We are reaching out about a sign at Rainbow Park stating the park's roller slide has been removed due to noise complaints. We would be interested in speaking to a Park Board commissioner or staff member to explain this decision further.

Staff followed up with reporter to request further information on interview but didn't hear back. Provided following statement:

The original decision to install a roller slide at sθeqəlxenəm ts'exwts'áxwi7 was guided by the Park Board's commitment to creating accessible park spaces. As playgrounds are built and renewed across the city, we are working towards incorporating state-of-the art play equipment with accessible features and elements to help enhance our network of welcoming and inclusive play spaces. For example, the roller slide removes the risk of static electricity build-up for those with cochlear implants, so that users can enjoy the slide without risk to their hearing devices.

In late summer 2022, we temporarily closed the slide due to some noise complaints from the neighbouring community, particularly at night, and to assess mechanical failures caused by heavy, and unintended, use of the play structure. While we are delighted to see sθeqəlxenəm ts'exwts'áxwi7 and its play equipment being enjoyed by visitors of all ages, we recognize the challenges that come with maintaining park infrastructure, particularly within a heavily-populated urban environment, and balancing the various needs of our communities.

We have been working closely with the slide supplier on a solution to keep the slide in place, but unfortunately this isn't possible and the roller side will be replaced by a traditional (non-roller) slide, anticipated to be later this year. Our Park Development team will continue to consider the design of the replacement slide through an accessibility lens.

To confirm, only the roller slide is closed to the public at this time. The rest of the park remains open.

Megan Devlin – Daily Hive – Off-leash areas article corrections

Article states: “Vancouver could be getting more dog parks if City Council votes to approve a recommendation from Park Board staff to add two new off-leash areas and expand a third — all in the heart of the city. On June 26, a report from staff will be presented to council asking for additions to off-leash areas in the city. Park Board staff want new dog parks at Heather Park (in Fairview) and Granville Park (in South Granville), and to expand the current dog area at Emery Barnes Park (downtown).” [<https://dailyhive.com/vancouver/new-dog-parks-vote>]

Staff reached out to clarify that the report on off-leash areas is not going to City Council for approval on June 26, but rather the Vancouver Park Board. Shared link to Park Board meeting agenda and reports.

Also clarified that Heather Park is in South Cambie, not Fairview, and Granville Park is in Fairview, not South Granville.

From: ["Michael Geller"](#) ^{s.22(1)}
To: ["Boyle, Christine" <Christine.Boyle@vancouver.ca>](#)
CC: ["David Podmore" <dpodmore@concertproperties.com>](#)
Date: 5/12/2023 7:41:01 AM
Subject: [EXT] Re: [EXT] Why developers cannot always reduce prices to sell vacant inventory
Attachments: 2022 Geller Holiday Greeting 'Card'.pdf
Geller's 2019 Holiday Greeting Card.pdf

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Christine, thanks for responding so promptly. It is most appreciated.

Housing affordability is a real challenge in Vancouver, and has been sinc ^{s.22(1)}

However, there are some things that can be done to make housing more affordable. Some relate to housing design and tenure. Some relate to the approval process. Attached are some ideas set out as Holiday Greeting Cards that might be of interest. I will be happy to keep the conversation going. Cheers

Michael Geller FCIP, RPP, MLAI, Ret. Architect AIBC
Principal, The Geller Group
Adjunct Professor, SFU Centre for Sustainable Development; School of Resource and Environmental Management, Faculty of the Environment
(1) 778 997 9980 Website: www.michaelgeller.ca [michaelgeller.ca]
Blog: www.gellersworldtravel.blogspot.ca [gellersworldtravel.blogspot.ca]

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the email without copying or forwarding it and contact this writer. Thank you.

On Thu, 11 May 2023 at 21:55, Boyle, Christine
<Christine.Boyle@vancouver.ca> wrote:

Hi Michael,

Thanks for reaching out. I've had pieces of this conversation with a number of people. My main question in response is why/how DO prices go down, then? Or do they never go down, only up?

I supported the consideration from city staff that we exempt new homes for one year after the occupancy permit, given fluxuations in the market. But an indefinite exemption seems... counter to the city's goals of having housing people can live in.

I always appreciate these conversations,
Christine

PS - Hi David! Happy to hear your thoughts too, of course.

From: Michael Geller s.22(1)
Sent: 11 May 2023 21:31
To: Boyle, Christine <Christine.Boyle@vancouver.ca>
Cc: David Podmore <dpodmore@concertproperties.com>
Subject: [EXT] Why developers cannot always reduce prices to sell vacant inventory

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Christine Boyle, I was interested in your comments at yesterday's Finance Committee meeting. You stated that rather than allow developers an extended period of time to sell vacant units, they should simply lower the price and sell them. This would be a benefit for all.

However, the Empty Home Tax was introduced to force homeowners to rent empty houses and suites, not punish developers who can't sell their houses or apartments due to market conditions.

It was absurd that they should be subjected to the tax in the first place. This was an unintended consequence.

Moreover, developers cannot always reduce the price to sell a unit. The financial institution that lends them the money often dictates at what price a property must sell for. This is a customary condition of financing,

The purpose of this note is to find out whether this information would have changed what you had to say at the meeting.

I have been invited to write an opinion piece on the tax and before commenting on your remarks wanted to know if you were aware of this financing condition and

whether it changes your mind.

Please feel free to share this note with other developers including David Podmore if you wish to seek a second opinion on what I am telling you.

Regards Michael Geller

Michael Geller FCIP, RPP, MLAI Ret. Architect

Principal, The Geller Group

Adjunct Professor SFU Centre for Sustainable Development, School of Resource & Environmental Management

Website: michaelgeller.ca [michaelgeller.ca] Blog:

www.gellersworldtravel.blogspot.com [gellersworldtravel.blogspot.com] Twitter:

@michaelgeller

778 997 9980



Anne McMullin: Municipalities need to lower costs, speed up approvals, to tackle housing affordability



“Affordable Housing Starts with Improving the Permit Approvals Process”

Thousands of Vancouver housing units in limbo in tug-of-war between developers, city planners



“Streamlining the planning process will reduce barriers to Affordable Housing”



Speeding up development approvals process only way to go

Vaughn Palmer: Burnaby and Vancouver decisions boost Eby's call for faster project approvals

Vancouver has backlog of 500 applications for building permits
Number of applications for single-family homes, duplexes, laneway houses 'unprecedented'



For many years we have read and heard about the need to streamline the approval process to increase the supply of affordable housing...

HOUSING SUMMIT EXPLORES APPROVAL PROCESS ISSUES FACING DEVELOPERS

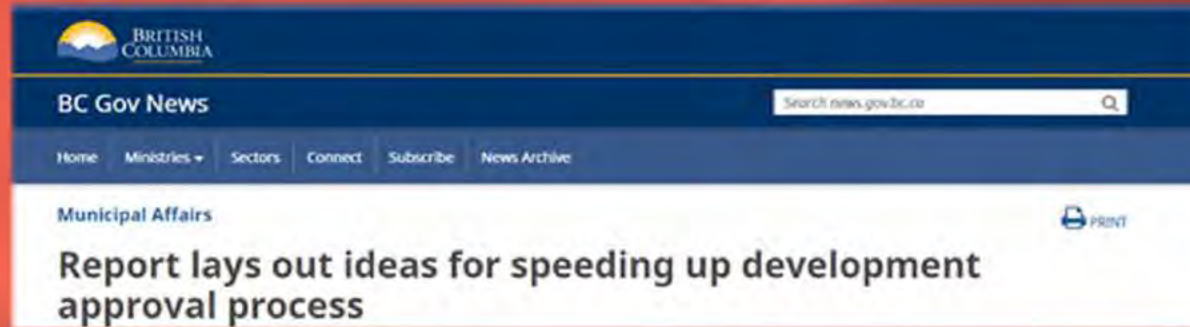
B.C. government proposes legislation to speed up permitting applications

Vancouver to test ways to speed up approval of development permits

City of Vancouver claims making significant improvement to permit wait times in several areas (revised)

B.C. municipalities get incentives to speed up housing approvals

Rezoning slow, costly and 'amplifies the voices of the few'



The screenshot shows the BC Gov News website. At the top left is the British Columbia logo. Below it is the 'BC Gov News' header with a search bar. A navigation menu includes 'Home', 'Ministries', 'Sectors', 'Connect', 'Subscribe', and 'News Archive'. The main content area is titled 'Municipal Affairs' and features a news article with the headline 'Report lays out ideas for speeding up development approval process'. A 'PRINT' button is visible to the right of the headline.

Nearly \$870K to improve housing-approval processes in Coquitlam, Port Moody

The Tri-City communities are receiving funds to help improve development processes that projects can get underway faster, including affordable spaces.

CBC | CBC

Vancouver aims to expedite building permit approvals as applications spike

And governments have been studying how to speed up approvals ...but with limited success.



*So, in the spirit of holiday giving, The Geller Group is pleased to offer
12 Practical Ways to Speed up Planning Approvals
for the 12 Days of Christmas.*

1

On the FIRST day of Christmas
Make Greater Use of CERTIFIED PROFESSIONALS (CPS)



While some municipalities allow CPS to review Building Permit applications, many do not. Furthermore, why restrict CPS to BPs? Let's allow them to review Development Permit Applications as well.



On the SECOND day of Christmas
Rein in DESIGN REVIEW COMMITTEE MEMBERS

s.22(1)

While design reviews are beneficial, too often committee members offer highly subjective opinions that conflict with staff direction. It's time to reconsider the influence of individual Design Review Committee members.



On the THIRD day of Christmas

IMPROVE PUBLIC INPUT PROCEDURES

s.22(1)

We do not need to end Public Input. It's important. But too often Public Hearings are 'stacked' and meetings go on much too long. Let's reconsider how to improve public input without causing unnecessary delays.



On the FOURTH day of Christmas
REDUCE THE NUMBER OF REZONINGS!



In many municipalities, land is improperly zoned so a rezoning is required.
Then Community Amenity Contributions (CACs) can be collected.
Change legislation to allow CAC payments without need for rezonings.



On the FIFTH day of Christmas
FIX CAC RATES & END Let's-Make-a-Deal negotiations



NEWS REAL ESTATE DEVELOPMENT POLITICS CITY HALL URBANIZED

Vancouver City Council to overhaul developer community amenity contributions with fixed rates

 Kenneth Chan | Nov 30 2022, 5:33 pm

LET'S
MAKE
A
DEAL



We are often told CACs don't add to housing costs. Nonsense! They do, especially when the amount isn't known until 11th hour. Municipalities should therefore establish fixed rates like Vancouver has promised to do.



On the SIXTH day of Christmas SIMPLIFY ZONING REGULATIONS

Balcony and Deck Exclusions: C, H, I, M Districts

District	Current Exclusions					
	Residential Balconies		Open Balconies - Any Use	Patios, Roof Decks		Open Residential Sundecks
	Open	Enclosed		Residential	All uses	
C-1	Max 8%	Max. 50% of 8%		No limit		
C-2	Max 8%	Max. 50% of 8%			No limit	
C-2B	Max 8%	Max. 50% of 8%		No limit		
C-2C	Max 8%	Max. 50% of 8%		No limit		
C-2C1	Max 8%	Max. 50% of 8%		No limit		
C-3A	Max 8%	Max. 50% of 8%				
C5, C-5A, C-6	Max. 12%			No limit		
C-7 and C-8	Max 8%	Max. 50% of 8%		No limit		
FC-1	Max 8%	Max. 50% of 8%		No limit		
FC-2			Max 12%	No limit		
HA-1			Max 12%	No limit		

Balcony and Deck Exclusions - R Districts

District	Current Exclusions			
	Patios/ Roof Gardens	Open Residential Balconies or Sundecks (SFD)	Open Residential Balconies or Sundecks (MFD)	Enclosed Balconies
RT-8	MAX 8%	MAX 8%		
RT-9	No limit	MAX 8%		
RT-10	No limit	MAX 8%		
RT-11	No limit	MAX 8%		
RM-1	No limit	MAX 8%		
RM-2	No limit	MAX 8%		
RM-3	No limit	MAX 8%		Max 50% of 8%
RM-3A	No limit	MAX 8%		Max 50% of 8%
RM-4+	No limit	No limit		
RM-5+	No limit	MAX 12%		
RM-6	No limit	MAX 8% (includes porches)		Max 50% of 8%
RM-7 +	No limit	MAX 8%	MAX 12%	
RM-8, RM-8H	No limit	MAX 8%	MAX 12%	
RM-9+	No limit	MAX 8%	MAX 12%	
RM-10+	No limit	MAX 8%	MAX 12%	
RM-11	No limit	MAX 8%	MAX 12%	
RM-12	No limit	MAX 12%		
RM-1	No limit	No limit		

There are too many zoning districts with varying regulations. Why does Vancouver limit balconies to 8% in some zones, 12% in others, with no limit in others? Greater simplicity will ultimately speed up approvals.



On the SEVENTH day of Christmas

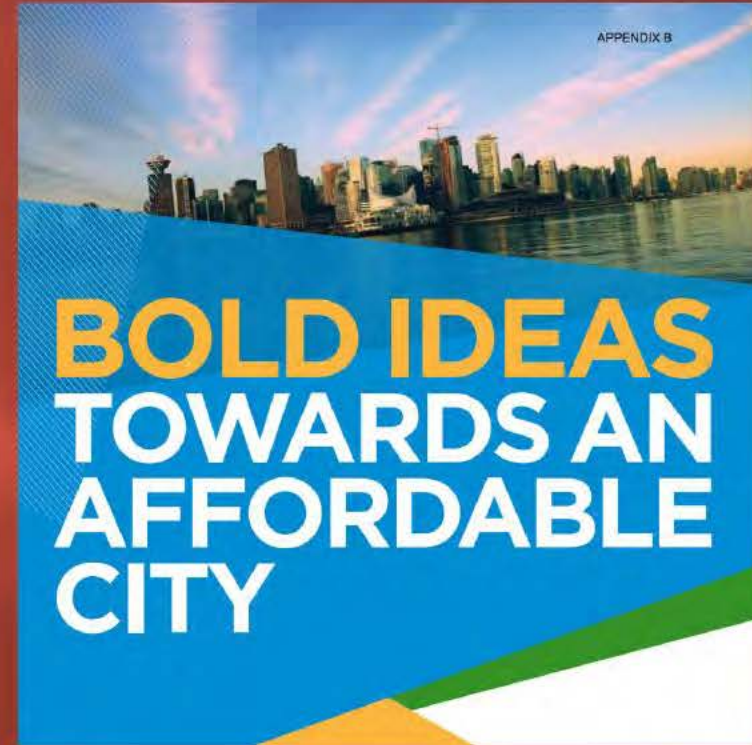
REDUCE or ELIMINATE CONFLICTING REGULATIONS



Planning regulations often conflict with engineering regulations. Sustainability requirements conflict with FSR requirements. Whenever possible, municipalities should identify and eliminate these conflicts.



On the EIGHTH day of Christmas
Appoint an OMBUDSPERSON to adjudicate conflicts



Sometimes, conflicting regulations can't be avoided. As proposed to the 2012 Mayor's Task Force on Housing Affordability, a special Ombudsperson should be appointed to resolve conflicting regulations affecting affordability.



On the NINTH day of Christmas

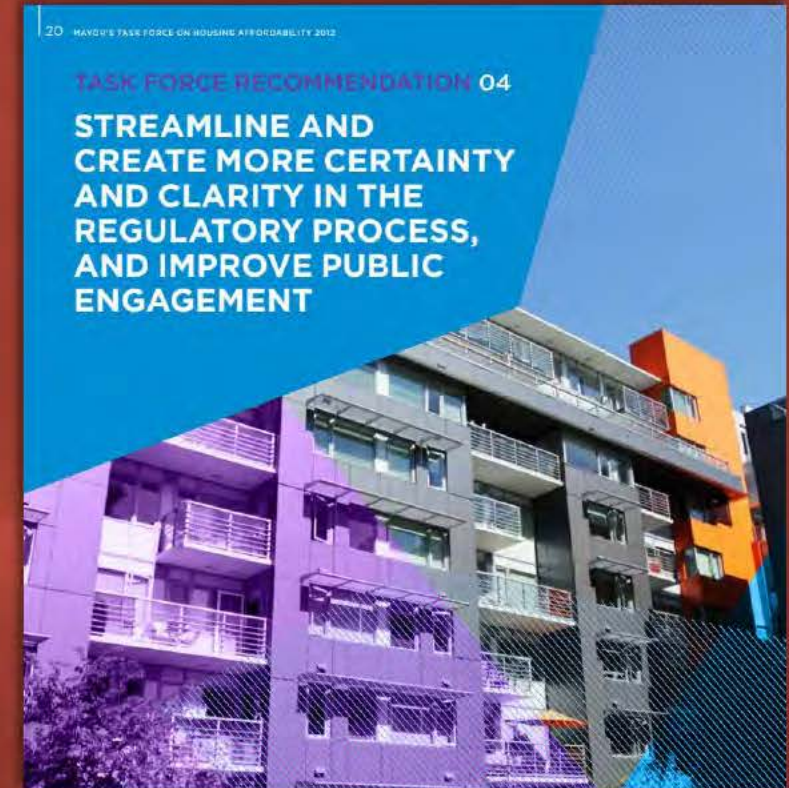
REDUCE number of COUNCIL DESIGN APPROVALS



Councillors are hard-working, dedicated people. But why are so many detailed design approval decisions referred to Councils? Is it because of the Municipal Act? The Vancouver Charter? Change the legislation!

10

On the TENTH day of Christmas IMPLEMENT STUDY RECOMMENDATIONS



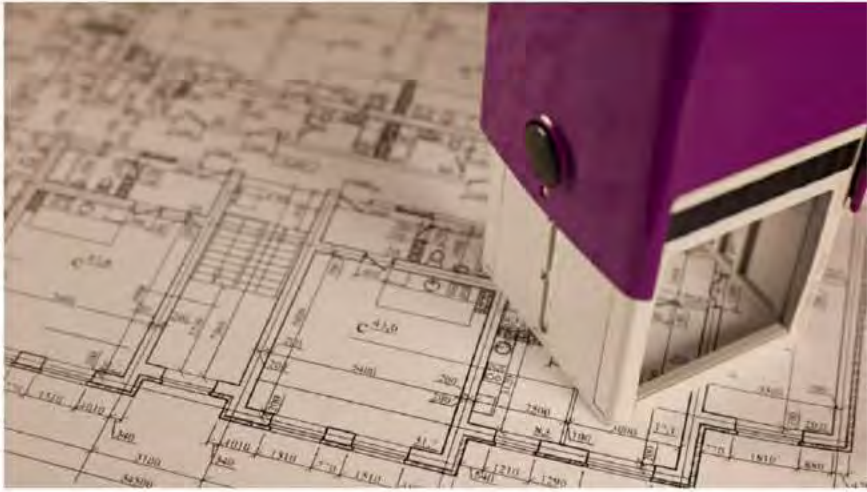
Over the years many excellent reports have been prepared on how to streamline the approval process. Sadly, many recommendations have never been put into practice. It's time to implement the best ideas & suggestions.



On the ELEVENTH day of Christmas
IMPLEMENT E-PERMITTING SYSTEMS

BCCA urges Vancouver to shift to e-permitting as delays cause ripple effect across all sectors

Grant Cameron October 1, 2021



E-permitting will help solve the Canadian housing crisis

A main driving force behind the Canadian housing crisis: slow and unpredictable development processes.

Technology is changing how we live and work. E-permitting can streamline and expedite approvals. Vancouver is starting to do this. All municipalities should be putting E-permitting in place.



On the TWELFTH day of Christmas
Create a 'NEXUS LANE' for pre-qualified applicants



Not all applicants are equal. But most go through the same lengthy approval process. Just as some Canadians qualify for the Nexus lane into America, create a 'Nexus Lane' for pre-qualified professionals at City Hall.

Higher interest rates increase the financial impacts of approval delays.

However, as we approach 2023 there are grounds for optimism.

Mayor Ken Sim has promised dramatic reductions in approval times.

Other municipalities are implementing changes. Premier David Eby is committed to provincial intervention, if necessary. With this in mind...

Ken Sim and ABC Vancouver Release Housing Plan, “3-3-3-1” Permit Process



Vaughn Palmer: B.C. government may bring down legislative hammer if housing red tape isn't cut

Best Wishes for a happy and safe Holiday Season
and a more streamlined and affordable 2023!

Michael A. Geller FCIP, RPP, MLAI, Ret. Architect AIBC

geller@sfu.ca www.michaelgeller.ca

www.gellersworldtravel.blogspot.com Twitter @michaelgeller

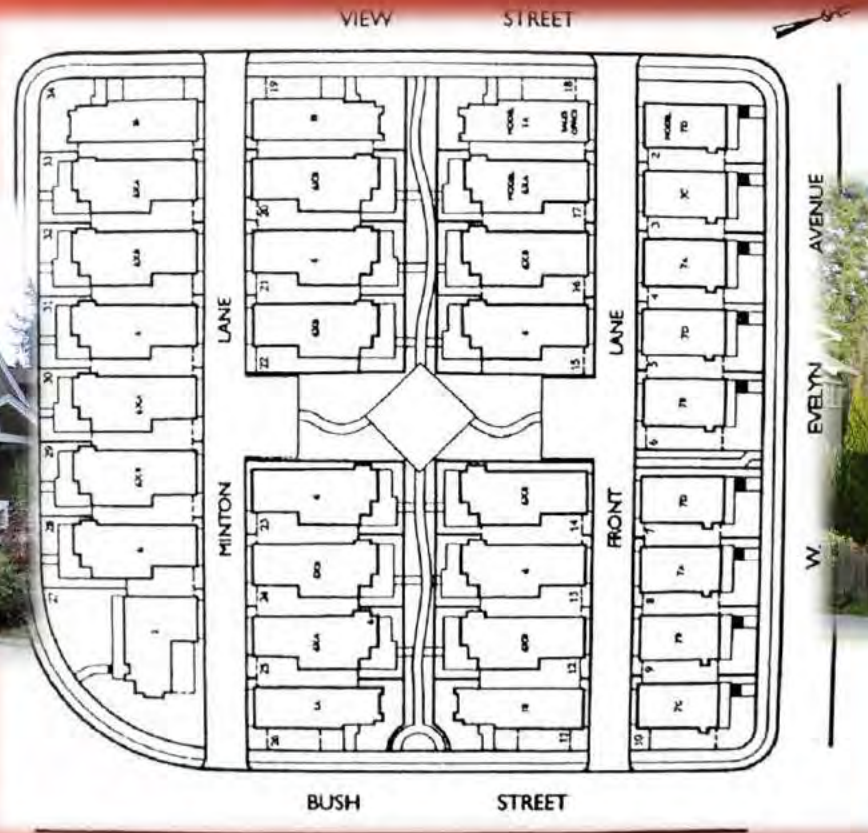
This year's Holiday Greeting Card was inspired by my 2011 Christmas Card!



In the spirit of holiday giving
The Geller Group is pleased to offer
12 AFFORDABLE HOUSING IDEAS
for the
12 DAYS OF CHRISTMAS...

12 ideas from yesteryear and 12 new proposals!

On the first day of Christmas
SMALLER HOMES ON SMALLER LOTS



Why not 1200 sq ft detached homes on 25 foot wide lots?
It's being done elsewhere. Sometimes 12 to 15 units/acre!

On the second day of Christmas
SEMI-DETACHED/DUPLEX HOMES
ON SINGLE FAMILY LOTS



This English generic form of housing is rarely built in Vancouver.
Design buildings to be asymmetrical & look like one big house!

On the third day of Christmas
WHY NOT THREE SMALLER HOMES ON
A SINGLE FAMILY LOT?



Geller Properties' Hollyburn Mews in West Vancouver replaced
3 single family houses with 3 duplexes and 3 coach houses...

On the fourth day of Christmas

A QUADRAPLEX: 4 HOMES ON A SINGLE LOT



Common in North Vancouver, and Kitsilano: an effective way to increase density and create affordable housing choices

On the fifth day of Christmas
'FEE SIMPLE' individually owned row houses



They are built all over Toronto but rarely in Metro.
Townhouses for buyers who don't want to live in a strata!

On the sixth day of Christmas
A CALGARY 'six-plex or SEATTLE six-pack'



This large Calgary house is really six apartments; in Seattle, six townhouses are creatively squeezed onto a 50' by 120' corner lot

On the seventh day of Christmas
STACKED TOWNHOUSES



'Stacked towns' offer grade access to every unit. Most suitable for young families with children they're built all over Toronto!

On the eighth day of Christmas

SHARED EQUITY OWNERSHIP

The Affordable City: Municipal Support for Shared Equity Homeownership



Burlington Associates
In Community Development



This 'hybrid' alternative to conventional rental or ownership helps first-time buyers get into the market.

On the ninth day of Christmas FACTORY BUILT 'RELOCATABLE' HOUSING FOR THE HOMELESS

news

Architect touts speedy construction of modular homes

By Cheryl Heist
Staff writer

If construction on modular homes started today, 60 new units for Vancouver's homeless residents could be open by Labor Day, says architect Michael Geller.

was the perfect spot to focus on for his \$25,000 study funded by and recently submitted to B.C. Housing.

He said NSDA Architects have designed 60 units of attached modular housing for purchase.

and fire sprinklers, Geller believes he could provide suites with 250 square feet. The rooms would be up to 130 square feet with

square feet.



Michael Geller has a background in architecture, planning, real estate consulting and property development and is on the adjunct faculty at Simon Fraser University's Centre for Sustainable Community Development.

WHAT CAN BE DONE?

Michael Geller

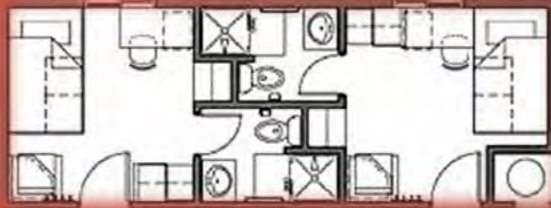
...and that are two key things that need to be done to improve the housing situation for people in the Downtown Eastside?

As we have over and over again, there is no one easy answer to housing the homeless, but I would like to put forward two ideas which I believe would improve the current situation.

While we wait for permanent housing to be constructed, we should build small, temporary housing developments on vacant lots around the city, using prefabricated buildings. If we

start today, we can have the first homes completed by Canada Day. This housing need not look like a trailer park; it could be quite beautiful and relocated in any town, as required. The cost of a small suite with a private bathroom would be less than \$45,000, or 1/10th the cost of the Olympic Village model of the Olympic Village.

However, many homeless people need more than a roof over their heads. They also need support services for mental illness and addiction. We should take some of the money now being spent on policing and hospital transfers for the homeless and immediately reduce it to finance more drug treatment facilities and mental health workers. We cannot afford not to.



My university thesis ...modular buildings set up on vacant redevelopment sites providing sleeping rooms with or without private bathrooms would be preferable to tents and many shelters

On the tenth day of Christmas
'SUITES WITHIN SUITES' AND
'CONVERTIBLE' HOUSING



Option A 2-Bedroom
Area 560 sq ft



Option B 1-Bedroom
Area 560 sq ft

Legend:
Bed
Living

NSDA
ARCHITECTS

Flex Unit

Scale
1/4"=1'-0"

Lock-offs and flexible 1 bedroom suites like these SFU designs result in more affordable housing choices.

On the eleventh day of Christmas

LANEWAY HOUSES...FOR SALE!



Laneway housing is now acceptable. So why not allow some homes to be sold, starting with those on larger corner lots?

On the twelfth day of Christmas

BUILD OVER EXISTING PARKING LOTS



Reduced parking would allow redevelopment of parking lots. In the spirit of the holiday season, why not start withchurches!

2012

2013

2014

2015

2016

2017

2018

2019

sadly, 8 years have passed, and
housing is even less affordable
for many, so here are

12 ADDITIONAL AFFORDABLE

HOUSING IDEAS

for the 12 days of Christmas

On the first day of Christmas
EVEN SMALLER SUITES



While this rooming house layout may be too small, the 398 sq.ft. suite in Auckland NZ offers a very affordable 2-bedroom layout

On the second day of Christmas

BASEMENT SUITES IN DUPLEXES AND TOWNHOUSES FOR RENT...AND SALE



north shore news MENU
Canada's #1 Community Newspaper

Home » Real Estate

Opinion: Basement Suites in Duplexes and Townhouses, and For Sale?

The move to legalize basement suites has helped with housing supply, but let's take it further, says planner and architect Michael Geller

Michael Geller / Vancouver planner, architect and real estate commentator



MAY 12, 2015 07:36 AM



Basement suites offer affordable housing, so why not allow them in duplexes and townhouses, both for rent and...yes....sale?

On the third day of Christmas
FLOATING MULTI-FAMILY HOMES!



Since some fear we're running out of land and to address rising sea levels, why not allow floating townhouses and apartments?

On the fourth day of Christmas
MORE INTERESTING MODULAR HOUSING



While pleased to see relocatable modular housing
being built, it offers so much more design potential!

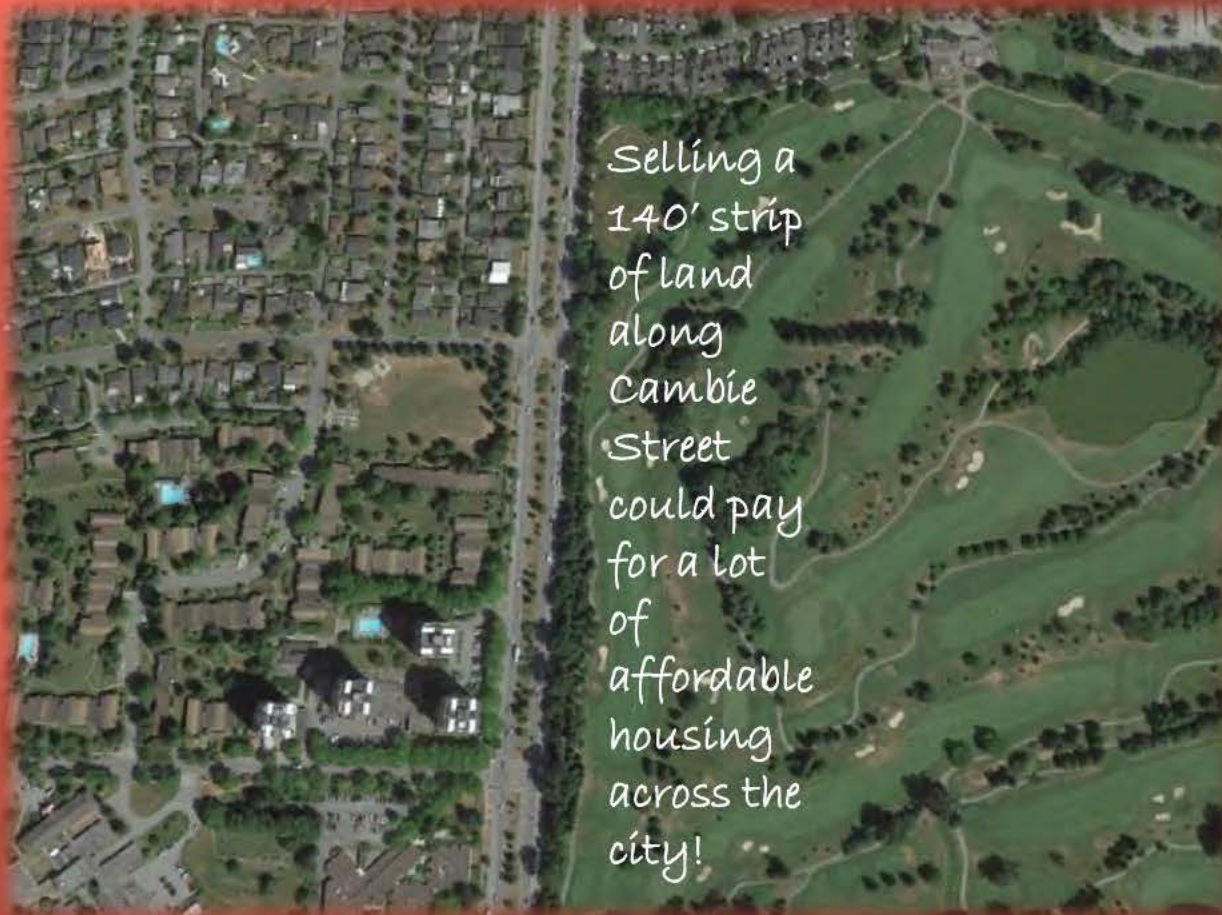
On the fifth day of Christmas
BUILDING ON ROOF TOPS



Allowing housing on rooftops makes use of otherwise vacant spaces. It could also help finance overall building renovations

On the sixth day of Christmas

BUILDING ON GOLF COURSES



While I don't advocate redeveloping golf courses with housing and parks, I see no reason for not selling a strip off Langara Course!

On the seventh day of Christmas

MIX HOUSING AND INDUSTRIAL SPACE



A recent example: 900 block East Hastings

Today's industry is not your grandfather's industry. We should allow residential above and beside industrial buildings provided industrial space is not reduced.

On the eighth day of Christmas

RETRACTABLE GLASS BALCONY SYSTEMS



European retractable balcony systems do not fully 'enclose' a balcony but make it more usable by reducing noise and pollution and improving energy performance. Check out www.lumon.com

On the ninth day of Christmas
MULTI-FAMILY LANEWAY HOUSING

THE GLOBE AND MAIL

Vancouver's laneway housing
expanding with apartment buildings

FRANCES BULA

VANCOUVER — Special to The Globe and Mail

Published Friday, Nov. 27, 2015 2:26PM EST

Last updated Friday, Nov. 27, 2015 2:29PM EST



As proposed to 2012 Mayor's Task Force on Affordable Housing,
allow infill townhouses and apartments along multi-family lanes

On the tenth day of Christmas

DUTCH STYLE DO-IT-YOURSELF HOUSING



In Almere Netherlands, residents can build whatever they want. It isn't always pretty, but it's much more affordable!

On the eleventh day of Christmas
INFILL ON HERITAGE PROPERTIES



Another GELLER project

West Vancouver's Ambleside Mews demonstrates how heritage conservation can also result in more affordable housing.

www.amblesidemews.com

On the twelfth day of Christmas
FRONT YARD INFILL IN
SHAUGHNESSY & WESTSIDE VANCOUVER



Why not place modular homes on spacious front yards? To address neighbourhood concerns, design them as giant hedges!





Only through creativity and partnerships can we make Vancouver's housing more affordable in the years to come.

Best Wishes for a happy, healthy and safe Holiday Season and a more affordable 2020!

*Michael Geller Architect AIBC, FCIP, RPP, MLA
geller@sfu.ca www.michaelgeller.ca www.gellersworldtravel.blogspot.com*

In lieu of gifts, a donation has been made to the Vancouver Food Bank

From: s.22(1)
To: "Peter Meiszner" <contact@peterforvancouver.com>
"Meiszner, Peter" <Peter.Meiszner@vancouver.ca>
CC: "Scott Jensen" s.22(1)
Date: 6/9/2023 1:22:49 PM
Subject: [EXT] Re: Fwd: BC Housing Proposed Development 8th and Arbutus
(2086-2098 West 7th Ave and 2091 West 8th Ave)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Peter,

How are you? I hope you've been well. I know you've been very busy, but if you could listen to this when you have time, I'd appreciate it. This is a fantastic (longer-form) interview with Karen Finnan and Cheryl Grant (spokeswomen for the Kitsilano Coalition) on the Vancouver Real Estate Podcast (just released yesterday):

<https://podcasts.apple.com/ca/podcast/vancouver-real-estate-podcast/id1078731249?i=1000616234550> [podcasts.apple.com]

I listened to it on my drive into work this morning. Would love to hear your thoughts!

Scott mentioned Mike (Klassen) is also very interested in the housing file so if you don't mind sharing this with him as well I would really appreciate it.

Thank you very much for your time and for your service!

Thanks,

s.22(1)

On Sat, 18 Jun 2022 at 15:59, s.22(1) wrote:

Hey Peter, Scott,

Hope all is well and you're enjoying the weekend.

This is a good listen if you have a few minutes: scientific evidence as to why the low-barrier

housing proposal at Arbutus and 8th is a failed model (well not just at Arbutus and 8th, it's not the best solution anywhere):

<https://omny.fm/shows/cknw-afternoons/kitsilano-social-housing-building-not-the-right-mo>
[omny.fm]

Thanks,

s.22(1)

On Mon, 9 May 2022 at 10:57, s.22(1) wrote:

Hi Peter,

It was great meeting you last week as well, and thank you so much for taking the time to read and listen.

I 100% agree with you that we need more social and affordable housing, but in my humble opinion, this proposal is just so far off the mark and has a lot of problems.

I have been focusing on the complete lack of compassion and dignity for the residents that the proposal is meant to house, but there are **SO MANY** reasons why this proposal is an awful idea.

But it's so much more than that: public safety, honest and transparent community engagement, listening to the electorate, good governance, and on and on and on.

And it's not just a neighbourhood specific issue, this is happening across our city (and across our province).

I would like to think my ego is not big enough where I am not open to hearing the other side, so if you have any push back or different views, I would love to hear and learn.

Thank you again Peter for taking the time to hear me out.

Thanks,

s.22(1)

On Sat, 7 May 2022 at 10:08, Peter Meiszner

<contact@peterforvancouver.com> wrote:

Hi s.22(1)

Thanks for coming out s.22(1) it was great to meet you.

Also appreciate you sharing more info on the proposal and your website. We absolutely need more social and affordable housing, but I share your concerns around BC Housing and their lack of supports for those who are homeless and struggling with addiction.

Listening to the Jas Johal interview now - thanks for sharing.

Peter

On 2022-05-06 9:57 a.m., s.22(1) wrote:

Hi Peter, (cc: Scott)

It was great to finally meet you in person yesterday. I've been following you on twitter for quite a while and I really agree with what you've been saying. Thank you so much for putting your name out there and taking a stand. I know it's not going to be easy so thank you again.

As mentioned, I wanted to share with you an issue that I've become quite impassioned about over the last year and a half or so. I'll spare you the long story of my exact journey on how I ended up meeting you s.22(1) s.22(1) but suffice to say that I was inspired by others (all much more committed and harder working and brighter than me), and I just couldn't sit idly by while watching these people fight for what they think is right. So after learning the facts, I felt like I needed to do something too.

There is a proposal by BC Housing for a city owned site at Arbutus and 8th. (You can read more in my e-mail below, as well as check out <https://www.kitsilanocoalition.org/> [[kitsilanocoalition.org](https://www.kitsilanocoalition.org/)] for more details). I've been s.22(1)

s.22(1) I can tell you that almost everyone I've spoken to had the WRONG idea/information on this project (because BC Housing and the city have been misleading and using different terms/words (that most of the general public doesn't understand). I mean, prior to digging in, even I didn't understand a lot of those terms (SROs, low barrier, wraparound services, etc.), and I try to pay attention most of the time.

BC Housing/the city will use terms (euphemisms??) like social housing, supportive

housing, affordable housing, etc. etc. Which is pretty misleading. They'll even say there are supports, but the supports they are referring to are laundry, one meal, injection space, and "medicine" provision. Which is not only laughable (not laughing at the residents obviously, laughing at the fact that that is BC Housing's definition of support). It's cruel and inhumane.

The proposal was also discussed on the Jas Johal show recently: <https://omny.fm/shows/cknw-afternoons/new-low-income-housing-coming-to-kitsilano-for-peo> [omny.fm]

Anyway, have a read through below, I linked to some articles as well. Would be happy to chat more about this or anything else. This issue has been my main focus, but I understand and agree that our city has A LOT of issues (I just read your campaign priorities)).

Again, thank you for all that you are doing Peter. Keep it up!!!!

Thanks,

s.22(1)



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

From: s.22(1)
Date: Thu, 5 May 2022 at 10:52
Subject: BC Housing Proposed Development 8th and Arbutus (2086-2098 West 7th Ave and 2091 West 8th Ave)
To: <Kennedy.Stewart@vancouver.ca>, <CLRbligh@vancouver.ca>, <CLRboyle@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRkirby-yung@vancouver.ca>, <CLRswanson@vancouver.ca>, <CLRwiebe@vancouver.ca>, <paul.mochrie@vancouver.ca>, <theresa.o'donnell@vancouver.ca>
Cc: <AG.minister@gov.bc.ca>, <david.eby.mla@leg.bc.ca>, <george.heyman.mla@leg.bc.ca>

Dear Mayor, Council, Staff, Minister Eby and MLA Heyman,

Firstly, thank you for your time and for your service and efforts in trying to make things better for our city. I know you're all extremely busy so I apologize in advance for the length of this e-mail, but it's something I've become quite passionate about and wanted to share some of my thoughts with all of you. Thanks in advance for taking the time to read it.

The proposal is for 140 SROs (I saw that this has been reduced to 129 two days ago), for the hardest to house. Low(essentially no)-barrier) and this is the key part: with absolutely *ZERO* supports for the residents' mental health/substance abuse/addiction issues). I'm not saying that everybody that will be housed there will have those issues, but the fact is the majority will, and to not have any wraparound services at all for those that need it the most **is abusive and not compassionate at all.**

This site happens to be directly across the street from a school, a playground, a church and the church's supportive recovery homes for women who want to be free from substance addictions), but the location is not that important because really, a 140 (now 129) unit SRO without any supportive services shouldn't be put anywhere. **Those residents need housing PLUS supportive wraparound services plus plus plus.**

I came across this op-ed earlier this week, written by Kevin Falcon back in January. Say what you will about Mr. Falcon (and I have said a fair bit myself), but we should not make this a political issue. It's a human issue. I felt he perfectly summarized how I feel: <https://vancouver.sun.com/opinion/kevin-falcon-misguided-policies-are-undermining-the-quality-of-life-in-urban-centres> [vancouver.sun.com]

Please also read this op-ed by Dr. Julian Somers, an SFU professor whose [life's work](#) is on addiction, homelessness and mental illness:

<https://vancouver.sun.com/opinion/julian-somers-addiction-homelessness-and-evidence-to-build-back-better> [vancouver.sun.com]

*"Portugal's National Strategy for the Fight Against Drugs was enacted in 2001. **The Strategy emphasized that overcoming addiction requires ending social exclusion: "Strictly speaking, there is no such thing as treatment without social reintegration."** Drug poisonings declined substantially over the following decade, with a focus on housing, employment, prevention, and zero consumption sites. Here at home, Canada conducted the world's largest research project on addiction, mental illness, and chronic homelessness. **Results have been published in dozens of peer-reviewed research articles, demonstrating the superiority of recovery-oriented housing over today's status quo regarding housing stability, community integration, crime and emergency department visits. And effective assistance often costs the public less than leaving people homeless, which in B.C. has been shown***

to cost around \$50,000 per person per year. But rather than expanding effective services that promote agency and human dignity, our leaders contemplate vacuous practices like giving homeless people more drugs."

I think those who support the project have good intentions and want to help those in need and think this project will do so. They aren't aware of the shortcomings of this housing model that prevent it from being **compassionate** and bringing **real, transformative change** to the residents there (the concentration of people (140 (now 129) SROs), the lack of supports on-site or in the neighbourhood, the challenge of housing those are who are using substances with those who don't etc.). **There are dangers in housing people with mental health and substance-abuse/addiction issues with those who don't.**

Please read this article, where residents describe how terrifying it is to live in a place like this in Maple Ridge: <https://globalnews.ca/news/8674122/modular-housing-review-royal-crescent/> [globalnews.ca]

"There's assault, there's break and entries in all the rooms, there's always dealing drugs, we've had deaths — over 12 deaths, the last two could have been prevented," resident Wendy Ross told Global News.

"You don't get a whole lot of support here."

Royal Crescent is what is known as a "low barrier" facility, meaning people with complex mental health or substance use problems can live there.

Resident Frank Juker said the facility was better than living on the street, but not by much.

"There's ODs every day and they allow them to get away with it, they do absolutely nothing about it. I can't sleep at night, the place is terrifying ... you don't know who the hell is going to come walking through," he said.

"Some of these people that come in, they're carrying guns. I've seen people hurt real bad a few times over you know a little bit of dope, \$20 worth of dope."

I came across these two documentaries recently: "Seattle is Dying" and "The Fight for the Soul of Seattle":

<https://www.youtube.com/watch?v=bpAi70WWBlw> [[youtube.com](https://www.youtube.com)]

https://www.youtube.com/watch?v=WijoL3Hy_Bw [[youtube.com](https://www.youtube.com)]

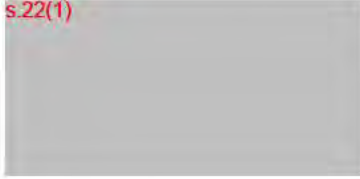
They are long but worth watching, as it's almost a preview of what is happening in our city as well. (You can watch it at 1.5x playback speed to save some time).

I doubt everyone has read this far, but if you have, thank you for caring about these most vulnerable people in our population. **What we are doing isn't**

working, and we need to do better!

Thank you very much again for your time.

Best,
s.22(1)



From: ["PAC UBC" <ubcpac@gmail.com>](mailto:ubcpac@gmail.com)
To: ["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)
Date: 9/27/2023 10:23:35 AM
Subject: [EXT] Temporary Modular Housing in Vancouver
Attachments: TMH-Letter.pdf

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Councillor Boyle,

I am writing to you on behalf of the UBC Medical Undergraduate Society and the UBC Political Advocacy Committee in regards to temporary modular housing in the city of Vancouver. Please see attached for our letter outlining the next steps we believe are essential to addressing the imminent expiration of temporary modular housing leases in Vancouver.

Please let us know if you have any questions, we would value the opportunity to speak further about this important issue with you.

Sincerely,

Keerthana Kumar

MD Candidate 2026

UBC Municipal Advocacy Committee Co-Chair

kgkumar@student.ubc.ca



March 14th 2023

Dear Councillor,

As the cost of living in Vancouver continues to rise dramatically, more Vancouverites than ever are being denied access to a fundamental prerequisite to health and survival: safe and affordable housing. According to the Homeless Hub research centre, there were 3,634 people experiencing homelessness in Vancouver as of 2020, with 74% classified as chronically unhoused, meaning they had spent more than 6 months unhoused in the past year [1]. These numbers are understood to be underestimates [2].

Houselessness has a significant negative impact on many areas of health at an individual and societal level, including reduced life expectancy and quality of life, increased risk of illness, and increased overall health care system expenditure [3,4]. In BC, people experiencing houselessness have a life expectancy of 40-49 years, nearly half that of the provincial average of 83 years [5]. The environments in which people experiencing houselessness live can facilitate disease transmission and progression, exposure to disease causing agents, and an increased risk of injury [3, 6, 7, 8]. For these reasons, we as medical students have a profound interest in addressing houselessness, if we hope to better the health and wellbeing of our communities [3].

Traditional shelter and social housing-based strategies have been employed with the aim of tackling Vancouver's housing crisis. However, these have struggled to keep up with the increasing demand. As such, in September of 2017, the government of BC allocated \$66 million to develop 600 new temporary modular housing (TMH) units in Vancouver [9]. TMH strategies employ prefabricated housing units that can be built, disassembled, and relocated quickly and cost-effectively to house those in urgent need of accessible shelter and support [9]. TMH was framed initially as an acute, interim Housing-First solution whereby affordable housing units could be built on vacant and/or underused land as longer-term housing strategies were developed [10]. For those experiencing houselessness and accessing this support, TMH is presented as a method to access safe and secure housing while they work with support services to find permanent housing and/or work [10]. BC Housing and the City of Vancouver partnered to contract Horizon North to build these units, which they developed to be assembled in 3 months [11]. Each unit is move-in-ready and equipped with basic amenities (e.g., bedding, kitchenware, etc.) [11]. Non-profit organizations such as the Lu'ma Native Housing Society and the Portland Hotel Society were selected by BC Housing to operate each site and provide food, career assistance, counselling, case management, and home support workers for tenants [11]. In



coordination with the Vancouver Affordable Housing Agency, Vancouver's first TMH (40 units) opened in 2017 at 220 Terminal Avenue [9].

As of 2023, there are approximately 700 TMH units across 11 sites in Vancouver, with the average lease for each site built on private land lasting five years [12]. This approach has been remarkably effective; a 2019 study of TMH in Vancouver found that 94% of residents remained housed 6 months after move-in, and 80% of people reported that their overall well-being had improved [13]. Unfortunately, leases on over 600 TMH units are expiring this year. These leases are both on private and city-owned land, with leases typically lasting 5 years. The original intention with these buildings was to move them to another site when the leases expired. However, when the lease expired for the TMH complex at 137 East 37th Avenue, the building was not relocated and the units were lost [14]. Although many residents of those buildings found social housing, the total number of units available for those experiencing houselessness was decreased. If this were to occur with all of the expiring leases, this reduction in the total number of housing units available would mean that even construction of new units would not result in a net housing availability increase in the near future. Prompt relocation of existing TMH units will ensure that there is immediate long-term stability and security of housing units. Our concern is that if the city does not extend the leases expiring this year, or promptly relocate the units, we will lose over 600 housing units and will be unable to reduce the overall number of people experiencing houselessness in Vancouver.

We believe that TMH is pivotal to ending houselessness. We are asking that Vancouver City Council meet urgently to ensure that:

1. Wherever possible, the leases expiring this year are extended for an additional 5 years in order to maintain safe housing for current tenants.
2. Where lease extension is not possible (i.e. the land is contractually set for imminent development or other use), meaningful and secure housing is provided to those who are being displaced from their current modular housing.
3. Displaced TMH units are promptly relocated to avoid a net reduction in the number of housing units available.
4. A portion of the \$460 million jointly invested by the Federal Government and the Province of BC from April 1, 2022 to March 31, 2025 [15] is allocated to fund the extension of current modular housing leases and/or the meaningful relocation of current



modular housing units on expiring lease land. Currently, the funding is slated to fund the B.C. Priorities Housing Initiative, the Canada Community Housing Initiative, and the Canada Housing Benefit, none of which is specifically designated funding for temporary modular housing initiatives.

Overall, the objective must be to ensure that the expiration of TMH leases does not lead to a reduction in the number of units available to those experiencing houselessness in BC. This will likely require the prompt relocation of TMH units, which we suggest should be funded by a portion of the 2022-2025 BC Housing Action Plan funds.

Sincerely,

The UBC Medical Undergraduate Society

ubcmuscommunications@gmail.com

mus.med.ubc.ca





References

1. 2020 Homeless Count in Metro Vancouver. (2020). BC Non-Profit Housing Association. https://www.vancitycommunityfoundation.ca/sites/default/files/uploads/HC2020_FinalReport.pdf
2. O'Neill, N. (2022, December 27). True scale of homelessness in Canada is being undercounted, experts say. CTVNews. <https://www.ctvnews.ca/canada/true-scale-of-homelessness-in-canada-is-being-undercounted-experts-say-1.6153449>
3. Raphael, D., Bryant, T., Mikkonen, J., Alexander, R., Ontario Tech University, Faculty of Health Sciences, York University (Toronto, Ont.), & School of Health Policy and Management. (2020). Social determinants of health: The Canadian facts.
4. Davies, A., & Wood, L. J. (2018). Homeless health care: Meeting the challenges of providing primary care. *The Medical Journal of Australia*, 209(5), 230–234. <https://doi.org/10.5694/mja17.01264>
5. Condon, S. (2016). Still Dying on the Streets: Homeless Deaths in British Columbia, 2006-2014. *Megaphone: The Change that Works*. https://d3n8a8pro7vhm.cloudfront.net/megaphone/pages/1159/attachments/original/1459202864/Still_Dying_on_the_Streets-1.pdf
6. Huang, B. (2021, March 16). Shigella outbreak in Vancouver's Downtown Eastside "a disease of destitution." *The National Post*. <https://nationalpost.com/pmnn/news-pmn/shigella-outbreak-in-vancouver-s-downtown-eastside-a-disease-of-destitution>
7. Reddon, H., Socias, M. E., Justice, A., Cui, Z., Nosova, E., Barrios, R., Fairbairn, N., Marshall, B. D. L., & Milloy, M.-J. (2022). Periods of Homelessness Linked to Higher VACS Index Among HIV-Positive People Who Use Drugs. *AIDS and Behavior*, 26(6), 1739–1749. <https://doi.org/10.1007/s10461-021-03524-1>
8. Stubbs, J. L., Thornton, A. E., Gicas, K. M., O'Connor, T. A., Livingston, E. M., Lu, H. Y., Mehta, A. K., Lang, D. J., Vertinsky, A. T., Field, T. S., Heran, M. K., Leonova, O., Sahota, C. S., Buchanan, T., Barr, A. M., MacEwan, G. W., Rauscher, A., Honer, W. G., & Panenka, W. J. (2021). Characterizing Traumatic Brain Injury and Its Association with Losing Stable Housing in a Community-based Sample. *Canadian Journal of Psychiatry. Revue Canadienne De Psychiatrie*, 67(3), 207–215. <https://doi.org/10.1177/07067437211000665>
9. Vancouver Affordable Housing Agency. (n.d.). Housing First Initiatives. Vancouver Affordable Housing Agency. Retrieved January 31, 2023, from <https://vaha.ca/housing-first-initiatives/>
10. City of Vancouver (Director). (2017, November 16). Temporary Modular Housing. <https://www.youtube.com/watch?v=PX104cJkmXI>
11. City of Vancouver (Director). (2018, December 6). Temporary Modular Housing: How it Works and Who it Helps. <https://www.youtube.com/watch?v=FgcrbmUITv4>
12. Zavarise, I. (2023, January 6). With leases set to expire, B.C. urged to keep modular housing units in Vancouver. CTVNews. <https://bc.ctvnews.ca/with-leases-set-to-expire-b-c-urged-to-keep-modular-housing-units-in-vancouver-1.6221412>
13. Temporary Modular Housing Evaluation Summary. (2019). City of Vancouver. <https://vancouver.ca/files/cov/tmh-evaluation-summary.pdf>
14. Chan, K. (2022, April 14). Will Vancouver's temporary modular housing buildings be actually temporary? | Urbanized. <https://dailyhive.com/vancouver/vancouver-temporary-modular-housing-homeless>
15. BC HOUSING: Action Plan 2022/23 to 2024/25 (pp. 2, 13). (2022). <https://www.bchousing.org/sites/default/files/media/documents/BC-Housing-Action-Plan-2022-25.pdf>

From: "[Mayor's Office \ \(COV\)](mailto:Mayor's.Office@vancouver.ca)" <Mayor's.Office@vancouver.ca>
To: "[PAC UBC](mailto:ubcpac@gmail.com)" <ubcpac@gmail.com>
CC: "[Bligh, Rebecca](mailto:Rebecca.Bligh@vancouver.ca)" <Rebecca.Bligh@vancouver.ca>
"[Dominato, Lisa](mailto:Lisa.Dominato@vancouver.ca)" <Lisa.Dominato@vancouver.ca>
"[Kirby-Yung, Sarah](mailto:Sarah.Kirby-Yung@vancouver.ca)" <Sarah.Kirby-Yung@vancouver.ca>
"[Klassen, Mike](mailto:Mike.Klassen@vancouver.ca)" <Mike.Klassen@vancouver.ca>
"[Meiszner, Peter](mailto:Peter.Meiszner@vancouver.ca)" <Peter.Meiszner@vancouver.ca>
"[Montague, Brian](mailto:Brian.Montague@vancouver.ca)" <Brian.Montague@vancouver.ca>
"[Zhou, Lenny](mailto:Lenny.Zhou@vancouver.ca)" <Lenny.Zhou@vancouver.ca>
Date: 6/8/2023 4:40:30 PM
Subject: RE: CM: Temporary Modular Housing in Vancouver (Keerthana Kumar)

Dear Keerthana,

On behalf of the Mayor and the undersigned Councillors, thank you for your letter to Vancouver City Council, and for taking the time to share your concerns regarding the temporary modular housing (TMH) sites in Vancouver.

Most TMH buildings are located on City-owned property and the City has been working with BC Housing to extend these licenses until the sites are ready for permanent development. No firm closing dates have been set for any of the TMH buildings on City sites.

BC Housing is also working directly with private land owners for TMH located on private property. If you would like to contact BC Housing as well, you can find their contact information on their website.

The partnership with BC Housing to deliver TMH has provided immediate relief to hundreds of people living without a home since the program commenced in 2017. The TMH program makes use of vacant or under-utilized land until construction starts for long-term permanent development on these sites.

Council is focused on delivering more housing of all types faster to ensure Vancouver meets the increasing demand for housing.

For more information about TMH, you can visit the City's website [here](#). Thank you for making your voice heard and contributing to this important civic discussion.

Regards,

Conor Doherty (*he/him*) | Research Manager
Office of the Mayor | City of Vancouver

CC:
Mayor Ken Sim
Cllr. Rebecca Bligh
Cllr. Lisa Dominato

Cllr. Sarah Kirby-Yung
Cllr. Mike Klassen
Cllr. Peter Meiszner
Cllr. Brian Montague
Cllr. Lenny Zhou

From: PAC UBC <ubcpac@gmail.com>
Sent: Tuesday, May 16, 2023 1:12 PM
To: Sim, Ken <Ken.Sim@vancouver.ca>
Subject: CM: Temporary Modular Housing in Vancouver (Keerthana Kumar)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor Sim,

I am writing to you on behalf of the UBC Medical Undergraduate Society and the UBC Political Advocacy Committee in regards to temporary modular housing in the city of Vancouver. Please see attached for our letter outlining the next steps we believe are essential to addressing the imminent expiration of temporary modular housing leases in Vancouver.

Please let us know if you have any questions, we would value the opportunity to speak further about this important issue with you.

Sincerely,

Keerthana Kumar
MD Candidate 2026
UBC Municipal Advocacy Committee Co-Chair
kgkumar@student.ubc.ca

From: Mochrie, Paul
Sent: Friday, May 12, 2023 3:16 PM
To: Meiszner, Peter
Subject: RE: Pint - arcade games issue

Hi Peter,

I can confirm that the renovations centre supervisor has reached out this applicant and we are just waiting on a floor plan and a letter of operation. It appears the change can be approved through a minor amendment to his development permit.

Best,
Paul

From: Mochrie, Paul
Sent: Friday, May 12, 2023 7:21 AM
To: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Subject: RE: Pint - arcade games issue

Thanks Peter. I have asked Corrie Okell to ensure this follow up.

Paul

From: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Sent: Thursday, May 11, 2023 10:10 AM
To: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Subject: Pint - arcade games issue

Hi Paul,

I heard from the owner of The Pint again re: the Q&A below, highlighted in the table – where it said a Supervisor from the Reno Dept. would be contacting them – but they haven't heard anything.

Could you please follow up?

Thanks,
Peter

From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Sent: Friday, April 28, 2023 4:07 PM
To: Direct to Mayor and Council - DL s.15(1)(l)
Cc: City Manager's Correspondence Group - DL s.15(1)(l)
Subject: Table of Council Questions and Staff Responses: April 24-28

Dear Mayor and Council,

In response to the questions that you have submitted, staff have compiled the following points for your information.

Staff have indicated where answers contain confidential information and/or have shaded in green responses that have already been shared with you.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



Date Submitted	Submitted by	Question	Response
3/15/2023	Cllr Dominato	<p>RE: Confidential Weekly Overdose Data for Week of March 6 - March 12</p> <p>Would it be possible to get an indication of where the 131 deaths took place in the City (mapped)? If this information is on the Coroner's website, then please let me know and I'll look into it myself.</p>	<p>CONFIDENTIAL - NOT FOR PUBLIC RELEASE</p> <p>Staff are waiting for the Coroner to release their latest report as they had recently moved to a new online dashboard but were not showing monthly data. Staff have since requested it and are now seeing it again but only at the Health Service Delivery Area level (i.e. Vancouver wide).</p> <p>It looks like the Coroner's Office will be releasing Local Health Area level data (i.e. the 6 local health areas within Vancouver) in April, August and December 2023. So while we won't have access to this at a monthly level, we can map their data following these three annual releases.</p> <p>We will provide 2022 and Jan-April 2023 maps once we receive their first 2023 release (in May). For now, 2022 and prior yearly data at Local Health Area level is available on the public dashboard in a table: Link to BC Coroner Service dashboard > select Local Health Area > Select Vancouver Coastal > See the 6 Vancouver LHAs: Centre North, City Centre, Midtown, Northeast, South, and Westside https://tinyurl.com/2z7wrxv6</p>

3/24/2023

Cllr Zhou

Question on venue Funding

There is a question from the community regarding the funding approval for the amphitheater in PNE. Could you please look into this and prepare an answer. Happy to include in the weekly council questions.

Dear Councillor Zhou,

I am writing to you **s.22(1)** and because we had a chance to talk when you were campaigning in the Fall - congratulations on your election.

s.22(1)

Community residents over concerns about the PNE's ability to manage loud concert events given their impact on our community - and the plans for the \$70 million amphitheatre which, if built, will greatly increase the number of annual shows to about 50.

I will ask a direct question - has Vancouver City Council already approved about \$56 million in funding for this project? (with completion due in 2026.)

There is some confusion on this issue. At the final PNE Board meeting early last December, the public was told a decision would not be finalized until architect's plans were completed later this year.

However, Councillor Yung and the PNE promoted the project as being complete in a Vancouverisawesome article - and a draft City budget document includes monies for the theatre in 2025 (page 70).

I would appreciate if you or your staff could clarify the state of this funding. Is this money already committed or likely to be committed?

s.22(1)

this area. Again, any information to clarify the current status of this project is very important to us and your time would be appreciated.

Meanwhile, if there is any information I can provide to you about resident views, please let me know.

Respectfully,

Answer in progress

3/31/2023	Cllr Meiszner	<p>RE: Yaletown Water Feature</p> <p>A specific question about the water feature in Yaletown at David Lam Park, in the 1400-block of Homer St.</p> <p>Can you connect with the appropriate person to find out if this one in particular is recirculating or not?</p> <p>I ask as we heard last night from a speaker that some recirculating water features had also been shut off – despite being recirculating – and as this is a newer water feature, I wonder if this might be the case here as well.</p>	Answer in progress
4/11/2023	Cllr Meiszner	<p>RE: Fwd: No Bikes on Broadway Decision Part of a Concerning Trend</p> <p>Question for you re: Mobi by Shaw Go.</p> <p>Is it owned by the City of Vancouver? What does that relationship look like?</p>	s.13(1), s.17(1)

4/11/2023	Cllr Meiszner	<p>RE: Car parked at Seymour and Helmcken</p> <p>I was contacted s.22(1) who is concerned about a vehicle that has been parked at meters in the neighbourhood for months, that is not being ticketed or towed despite staying at the meters all day and may have someone living inside.</p> <p>More details are in his email below. Can you let me know if there's a reason why this vehicle is not being ticketed or towed?</p>	<p>CONFIDENTIAL – NOT FOR PUBLIC RELEASE</p> <p>Thank you for bringing forward the resident's concerns with the vehicle that has been parked at metered parking in his neighborhood for several months. We have reviewed all of the information provided and have looked through our ticketing systems to determine the history of the vehicle.</p> <p>We have received four complaints regarding this vehicle from two separate complainants and a Parking Enforcement Officer (PEO) has attended each one. Parking Enforcement has issued five tickets to the vehicle under By-law 2952 Section 4(4)(A)(ii) "parking in a metered space if the parking meter head displays four flashing zeros in a window". Towing a vehicle for parking at an expired meter is not our usual practice, even when there are multiple offences associated with the vehicle or license plate.</p> <p>s.22(1)</p>
4/11/2023	Cllr Meiszner	<p>RE: City of Vancouver "Run N Gun" Film Locations</p> <p>Could I please get some info on filming in parks, etc. for small-time hobby filmmakers?</p> <p>I received the note below – in part it says: "As a result, films are shot in people's homes or apartments, but rarely in public spaces or public parks. This is largely due to a fear of a production requiring a permit or being shut down by city or park staff, ending any chance of involvement in the competition. This essentially limits the creative reach that our filmmaking community is able to attain and creates a visual sameness that could be achieved in any contemporary North American city. We are effectively afraid of stepping outside and using our own public backyard."</p> <p>It would be helpful for me to get some info around the guidelines re: filming in parks for filmmakers who are not large productions, etc.</p>	<p>Answer in progress</p>

4/12/2023	Cllr Fry Cllr Klassen	<p>RE: Noise Complaint – Bagpiper at English Bay</p> <p>I know we covered this in last term specifically with regard to complaints from English Bay Beach/Davie/Denman area– but cannot recall exactly where we landed. As I understand our by-laws unamplified buskers are limited to one hour play in one location and the Noise Control By-Law does limit the extent of unreasonable disturbance. Is there a remedy for this particular circumstance within our by-law enforcement?</p> <p>Cllr Klassen Q</p> <p>I hope you all enjoy a peaceful and restful weekend.</p> <p>s.22(1) [REDACTED] the City of Vancouver misguidedly issued a busking permit to a bagpiper who is generating loud, screeching, caterwauling wails with his 111 decibel noise-maker.</p> <p>To get an idea of what English Bay residents are experiencing, turn up the heat and humidity in your home, then put on some headphones and turn up your device literally to FULL VOLUME, and play the attached 7 second video. To even better understand what we are enduring, put the video on a continuous repeat loop and play it for one, two, three and four hour stretches at a time.</p>	Answer in progress.
-----------	------------------------------	--	---------------------

4/13/2023	Cllr Klassen	<p>RE: Saturday waste collection</p> <p>In recent weeks our collection for waste pickup wound up on a Friday. What we noticed however is that while blue box and black (garbage) collection would happen on the Friday, our green bin collection consistently happened the following day (Saturday) despite it supposed to happen on the Friday.</p> <p>Questions:</p> <p>Why the consistent Saturday pickups and is there a way they can be avoided? Are drivers who work Saturdays getting overtime? If so, do we know the rough annual cost of the overtime for this service? Is there a possible correlation between the OT and the weekend pickups? (i.e. is it an incentive to work on the weekend?)</p> <p>I look forward to your response.</p>	<p>Due to ongoing equipment and labour challenges, the operation is regularly running overtime to complete collection routes. This is to avoid getting days or a week behind the scheduled collection day and to reduce the service impacts on residents, including reducing the number of missed service calls.</p> <p>Unfinished work that can't be completed during the evening (on overtime) is prioritized for collection the next day in order to reduce wait time for residents. The result of doing this throughout the week is a cumulative push on effect of unfinished work. Saturday is used as a scheduled overtime day to complete unfinished work and to catch up on missed collection calls from the week.</p> <p>Overtime costs related to residential collections are approximately \$150k year-to-date, of which approximately \$30k is related to snow events (for context, our annual labour budget is \$5.6M). In the short term, there is no alternative to overtime collection that wouldn't impact service delivery. As such, we anticipate Saturday collection to continue at least through the heavy Green Bin volume season (April-May). June will provide some relief with a number of new hires trained and the expected arrival of two leased vehicles. In the longer term, a number of initiatives are underway that will help to increase our labour pool and equipment redundancy and reduce the reliance on overtime.</p>
-----------	--------------	---	--

4/13/2023	Cllr Boyle	<p>RE: Pine Street and West 1st Ave Link - Arbutus to Seaside</p> <p>Can you clarify for me if this work includes any changes/improvements to the 1st and Fir intersection. It always feels very dangerous for pedestrians and bikes, because of the T shape with stop signs quite far set back. And I've been hearing from residents that it is only getting worse with construction traffic from Senawk. But I can't tell from the maps in this memo if the planned changes here include any substantive improvements at 1st and Fir.</p>	<p>The proposed changes were designed with the expectation that much of Pine Street and 1st Ave will be disrupted by Señákw construction over the coming years. This disruption is expected to be particularly intensive at the construction entrance at 1st and Fir. We expect that the configuration of the intersection may change a few times over the course of the Señákw construction period to accommodate that work. With that in mind, we developed a design that uses temporary, re-usable materials wherever possible to improve safety while minimizing cost and crew time for improvements that will likely be removed in a few years with permanent changes.</p> <p>Staff are also in the process of reaching out to Señákw to see if they are amenable to placing an additional stop sign egressing their site to provide clearer assignment of right-of-way at the intersection. Staff are also working with the development to ensure that construction does not negatively impact access or safety on our streets and are also reviewing the 1st/Fir intersection to see if there are improvements that can be made in the short term to improve safety.</p>
-----------	------------	--	---

4/13/2023	Cllr Meiszner	<p>RE: Street market</p> <p>I've been informed by the SBIA that 323 Alexander Street is being considered as a potential location for the Street Market, as well as the parking lot next to the Patricia.</p> <p>Could you please provide some more info.</p>	<p>BACKGROUND</p> <ul style="list-style-type: none"> • The DTES Market has operated across a diversity of sites for approximately a decade (Pigeon Park/Carrall Street, 501 Powell, 62 E Hastings, 58 W Hastings, 26 E Hastings). • The DTES Market is currently operating at 26 E Hastings Street, a BC Housing owned site will be redeveloped for social housing. • The lease for the Market's current location ends at the end of August 2023. The Market will be required to cease operations at this site by this date. • 501/525 Powell is the permanent location for the Market, as part of a vision for a low barrier Community Economic Development Hub. Sites were purchased in 2014 for this use (with social housing) as a result of a DTES Plan recommendation (2012). • It is uncertain as to the timeframe for this site being made available for the DTES Market, (minimum 3-5 years' and up to 10 years) as the site is currently used for Temporary Modular Housing (TMH) and will be redeveloped with affordable housing, subject to senior government funding. • Since 2018 REFM and ACCS have attempted to find suitable space/location for the Market until the 501 Powell site is ready, including publicly owned as well as private sites that are off street and fenced to provide added security. • Staff, the market operators and VPD meet every two weeks to review issues that may arise. VPD has worked with Staff and the Market Operator to create a banned substance list, which is enforced and police are called if necessary. Police come through the market regularly and know peer staff, vendors and the Market Operator. <p>CURRENT STATUS</p> <p>General Update:</p> <ul style="list-style-type: none"> • Over recent years, staff have undertaken technical review of over 50 options. • Staff are currently working to assess less than five options as there are very few unassessed site options left for consideration. <ul style="list-style-type: none"> ○ 323 Alexander Street is not one of the locations under review. ○ Staff did approach BC Housing for deployment of a part of the Patricia Hotel parking lot for a smaller population-focussed market. The site is not available. ○ Staff are also looking at indoor sites that are privately owned given the lack of outdoor sites. At this time, the sites viewed to date, have not been viable options for the Market.
-----------	---------------	---	---

- Staff will continue to pursue site options as they come available but may need to now pursue other options to support off-sidewalk vending, such as smaller activations (e.g., kiosks or parklets). These considerations were part of the Vending Study, but had been back-burnered as staff sought to find a larger relocation site.

Impacts and Strategic Considerations:

- Evaluation of the Market demonstrates the benefits on low income residents; it provides a sense of purpose, source of income, opportunity for peer work, and connections within community in a safe and legal space.
- The location of the DTES Market may raise concerns for some businesses and residents.
- COVID-19 provided an opportunity to observe what would happen in the absence of a market or other designated vending spaces. Residents, VPD, and businesses all supported reopening of the Market, as street disorder and public health risk (due to sidewalk crowding) were worse when the Market was closed. Hastings Crossing BIA sent a support letter to the City in June 2020 asking for the Market to reopen in order to decrease overcrowding on the sidewalks and in front of businesses.

NEXT STEPS

Technical Review

- Staff are reviewing less than a handful of options for deployment of population focussed vending, such as a women's or elders' market. VPD is also engaged.

Community Engagement

- Community engagement cannot begin until a site has been identified.
- External communications and engagement will focus on groups most impacted, including the DTES Market organizers and prioritizing the Strathcona BIA, and others such as Hastings-Crossing, Gastown and Chinatown BIAs, depending on the site option. The businesses and other groups in the adjacent area will also be part of staff outreach efforts.
- Staff will examine if landlords with vacant stores are willing to lease space for the market. Including storefronts as a consideration allows a potential mix of vending spaces (indoor/outdoor).

4/18/2023

Cllr Meiszner

RE: Adding arcade type games to a Liquor Primary location

I'd like to be able to provide some info to the owner of the Pint in Gastown (455 Abbott St.) who has been trying to add arcade games to his bar – but was told it would require a change of use.

He is perplexed by this because a nearby bar (Greta – 50 West Cordova St.) has arcade games – many in fact, as it's part of their business model, despite being a Class 2 restaurant where it is not permitted.

Can you please direct this message to the appropriate person so they can respond to ^{s.22(1)} Seems like he isn't getting an answer from the portal messages in the thread below.

For patios, he should go here, correct? Get a patio permit for a restaurant or cafe | City of Vancouver

The City's guidelines allow up to four arcade games in an establishment without impacting the use of the space. Installing five or more arcade games requires an amendment to the establishment's development permit to allow for the additional arcade use.

Development Permit DP-2017-01089 approved The Pint to operate as a neighbourhood public house at 455 Abbott Street (for a limited period of time, unless extended by the Director of Planning).

The City's Downtown District Official Development Plan permits an arcade use in this area, so staff do not foresee any issues with permitting the addition of an arcade use to this existing neighbourhood public house. The operator needs to submit an application for a DP minor amendment, and DBL staff will be able to process this through the Commercial Renovation Centre.

A Supervisor from the Renovation Centre will be following up to connect with representatives from The Pint Public House to discuss next steps.

In regard to the other businesses referenced, both Greta's (50 W Cordova St) and The American (928 Main Street) are approved to operate as a neighbourhood public house. The City has not approved a change of use to permit the arcade games that are in use at Greta's or The American. Both businesses are in contravention of the City's Zoning and Development By-law, and staff have set up case files regarding these issues and will be working with the operators to bring them into compliance.

4/19/2023	Cllr Dominato	<p>RE: No-man's land areas</p> <p>can I please get a response from Planning regarding the exclusion of these areas from the SRP and whether we are considering updating the policy?</p> <p>Email for reference -</p> <p>Nice to chat today! Here are the two areas that I mentioned that I've been approached to do rental projects in but there's no policy support:</p> <p>Granville / 52nd: surrounded by multi-family (Shannon Mews, Granville Gardens, Granville Mews).</p> <p>33rd / Cypress – right across from Quilchena Park (& the big polygon project from 15-20 years ago). s.22(1) [REDACTED]</p> <p>[REDACTED] Would be an amazing site.</p> <p>Just seems bizarre that these areas have been taken out of the SRP program.</p>	<p>The Secured Rental Policy updates approved in 2019 and 2021 included locational criteria for sites in low-density residential areas (RS and some RT zones) meant to ensure new rental buildings are focused in areas that are in close proximity to public transit, shopping and other amenities and daily destinations. The criteria were designed to address objectives around enabling new rental housing, supporting the creation of more complete, connected neighbourhoods, and taking action on the climate emergency. They also needed to make sense in a wide range of locations given that the SRP is a city-wide policy. The two areas noted aren't eligible because they don't meet the locational criteria set out in the Policy. Specifically, they are both more than ~400m (a ~5 min walk or roll) from the nearest local shopping area, and the site on 33rd is also not located on a Translink bus route.</p> <p>Additional opportunities to enable new rental housing in more low density areas, in line with the Vancouver Plan land use direction, will also be explored as part of Plan implementation.</p>
4/19/2023	Cllr Bligh	<p>RE: Street lights @ Main and 14th</p> <p>Thank you for the flag. We'll follow up with staff and get back to you with a response right.</p> <p>Email for reference -</p> <p>It has been almost 4 months since I first contacted the city and there are now 4 streetlights at Main and 14th out of commission. Is there an ETA on getting them fixed. There is a popular plaza and busy intersection here that could benefit from some light.</p>	<p>Thank you for reporting the light outs at the intersection Main and E 14th</p> <p>The crew investigated the issue and they repaired 3 lights that were out in the area, 1/52, 2/30 and 2/31. All lights in the area are functioning now.</p> <p>Generally, when a light out is reported we take them into a queue and try to address them as soon as practically possible. Time it takes to a circuit repair is longer than a fixture replacement due to the BC1 involvement.</p>
4/19/2023	Cllr Klassen	<p>RE: Your advice for a city land request</p> <p>I don't know where to direct this request from a young person to install a volunteer pantry for food and other goods. Sounds well meaning but I haven't had experiences with these before. Can you direct the question to someone who can respond to this request?</p>	<p>Answer in progress</p>

4/21/2023

Cllr Dominato

RE: TRANSAM TOTEM awaiting re installation

flagging this request from s.22(1) Would it be possible for staff to get back to him directly regarding the work plan and also an update to Council.

Email for reference -

When might the artist, funder, & Biennale expect to see a 'work plan' with dates that identifies site confirmation, artwork restitution & ultimately re installation. of TRANSAM T ?

In response to s.22(1) inquiry regarding the Trans Am Totem installation status addressed to Mayor Sim, staff provided s.22(1) with an overview of upcoming work and considerations related to the Trans Am Totem installation as per below.

Following a meeting with the artists Helene Aspinall and Marcus Bowcott in early March, both artists have confirmed their support regarding the proposed site at Oak Street and SW Marine Drive. There are various necessary steps as part of the overall installation considerations.

Immediate next steps include:

- Engaging with the Host Nations regarding the Oak St. and SW Marine Dr. site; and,
- Contacting the appropriate Provincial authority to confirm feasibility and approval of the site (the site falls under the jurisdiction of the Province).

This will be followed by numerous items related to structural and safety considerations, including:

- Undertaking a geotechnical survey and confirming exact siting of artwork in collaboration with the artists, pending site approval;
- Undertaking engineering for foundation and site preparation, pending geotechnical survey results;
- Designing, fabricating and installing bird proofing, and repainting damaged surface areas and applying protective coating on targeted areas; and,
- Repairing the solar-powered lighting system.

Finally, this will be wrapped up by:

- Engineering review and signoff to confirm longevity of support structure inside cars, adapting as needed;
- Site prep and foundation construction; and,
- Transporting the sculpture to site and re-assembling for installation.

Staff also informed s.22(1) that a precise timeline cannot be provided prior to completion of engagement as well as site confirmation and approval by the Province. Staff will continue to work with the artists as this project moves forward.

In addition to the above response, it is important to highlight that:

Staff recently once again reviewed the four sites proposed by the Biennale in August 2022, as well as the previously-

reviewed site at 1st St. and Thornton St. mentioned by the artists in their letter to M&C earlier this year. This specific site was deemed unfeasible based on feedback from Transportation and Transit Integration and Projects branch who advised that there will be ongoing construction in this area related to the Broadway Subway until potentially 2026, as well as other development sites on both sides of the street that would be under construction during the same time frame and potentially after.

Following the most recent meeting with the artists, they expressed that the most suitable site was the traffic roundabout at Oak St. and SW Marine Dr.; after visiting the site, they informed the staff that they would like to move forward with this option.

Public Art staff informed the artist that engagement with the Host Nations was the next step in approving the site – the re-siting and proposed site was officially referred to the Nations for engagement and presented at the Cultural Liaisons meeting last week.

Since then, the Land Survey team has informed staff that the preferred site is under the jurisdiction of the Province which will require additional discussion with the appropriate provincial authority to determine whether this site remains feasible.

4/21/2023

Cllr Dominato

RE: Request for info - GLF contract

I've been asked what the status of the GLF contract renewal is...I understand it expires end of May 2023. I've heard it may be sitting with legal right now.

I've also been asked about the city's solid waste fee adjustment in 2019 (see attached). The question I received was as follows:

"I attach the staff note on the change of law requirement and subsequent motion passed by council in April of 2019. As noted, the change in law anticipated cost that was approved is \$55 where as the actual came in at mid \$30s. Therefore, based on the motion the city has been collecting more than required since April of 2019."

Can staff provide me with more information on this matter?

s.13(1)



4/21/2023	Cllr Meiszner	<p>RE: Scramble Cost</p> <p>I suspect there will be questions about how much a scramble crossing would cost to implement at council on Tuesday.</p> <p>Could Cllr. Zhou and I please get an estimate of how much this would cost to implement at an intersection, and where that would be funded from?</p> <p>Also, would be good to know how much the Hornby and Robson All-Walk implementation cost.</p>	<p>Subject to any information Lon may have at hand, the details regarding cost, etc. would generally be incorporated into the staff report back to Council with recommendations for implementation.</p> <p>It can be quite challenging to get into those particulars in advance of the a motion actually being adopted by Council such as would constitute direction for staff would undertake that work. It sets up the risk of a less-than-helpful debate amongst Council and in the public based on incomplete or inaccurate information.</p> <p>I would defer to Lon and his team regarding the cost of Hornby/Robson intersection.</p> <p>Further Response At Robson and Hornby, the changes were part of the bigger 800 Robson project, so it is challenging to provide exact costs. Staff estimate it was approximately \$100k to make the signal changes.</p>
-----------	---------------	---	---

4/23/2023	Cllr Dominato	<p>RE: 6161 Cambie - Speed Humps in the Lane</p> <p>Would it be possible to get staff to look into this matter asap and provide a response.</p> <p>Wanda will also log this – not sure if it should be going to DBL or engineering.</p> <p>Email for reference J’espère que vous allez bien.</p> <p>Our construction project is moving forward, and despite numerous delays we are finally on tracks to get an opening early November.</p> <p>However, we are struggling financially due to increasing costs in the industry caused by supply chain issues and lack of manpower. In addition, it looks like the City of Vancouver is proposing to increase the amount for off-site work from what was planned in our Energy Service Agreement (see worrisome email from Laura Dotto, dated April 4).</p> <p>The contract was signed in 2020 and included a set of conditions as part of schedule A attached. As requested, we provided a letter of credit for \$1.2M for a work cost estimate at \$705k, although our own estimate through a general constructor brought the cost down to \$510k. It is crucial for the financial survival of AFV that off-site costs do not balloon from what was previously budgeted.</p> <p>Below and attached is the latest correspondence from City services regarding a request to increase our financial contribution to build speed bumps in the back lane. AFV is being asked to pay for the whole back lane improvement. However, our neighbour’s to the North (which is completing its redevelopment as well) indicates that they have not been asked to contribute to back lane improvements.</p> <p>We totally understand that AFV has to contribute to City improvement in our neighbourhood, but as non-profit organisation developing a community and cultural facility for the benefits of all, we feel it is unfair that those improvements are not shared with other developments. In addition, we are fearful that off-site costs may be significantly higher than budgeted, which would cause financial hardship for the organization. We understand that the ABC led City Hall has already taking steps to provide more transparency and equity in assessing projects for DCLs and other fees and we would appreciate if this would apply to us.</p> <p>Lisa, you have been super supportive of our project in the past and we are most appreciative.</p>	<p>This information was also sent directly to the citizen.</p> <p>When this project (6161 Cambie) was rezoned, it was required, through the site Services Agreement, to provide speed humps in the lane as a rezoning condition. Speed humps help mitigate traffic impacts due to the increased traffic generated by new developments along back lanes.</p> <p>Services Agreement requirements are specific to the application being reviewed by the City and the conditions of development may differ depending on the impacts of the site as well as timing of the reviews, as City standards and requirements change over time. The applicant notes that their neighbour to the north, 6137 Cambie, was not required to provide speed humps. This is because at the time that project’s rezoning application was reviewed in 2016, the City was not requiring speed humps in lanes.</p> <p>The City’s estimated costs for these works is \$35,000 based on recent work that we have completed. However, the developer does not have to use City forces for construction of the speed humps as they have the option to deliver these using their own contractor. In the Services Agreement, the amounts provided in Schedule A are estimates only, do not include contingency or overhead and are subject to change. The estimates are generally used to secure the amount required for a Letter of Credit, not as a construction cost estimate as the owner typically completes these works using a contractor of their choice.</p>
-----------	---------------	---	--

I am happy to have a chat or answer any questions you may have.
Thank you for your time and consideration.

4/24/2023	Cllr Klassen	<p>RE: Growing Communities Fund</p> <p>Has there been a decision yet by staff on how CoV intends to use the \$49M Growing Communities Fund allocation?</p>	<p>We are presently conducting an assessment of capital projects that could be targets for this funding. However, the actual allocation decisions will be made by Council.</p> <p>We will keep Council apprised as that work proceeds. If there are any other questions in the meantime, please do not hesitate to let me or Patrice know.</p>
4/24/2023	Cllr Dominato	<p>RE: Sunborn / PAVCO meeting</p> <p>Armin, pleased to introduce you here to Ken Cretney, CEO of PAVCO. And Ken vice versa to introduce you to Armin, our deputy city manager.</p> <p>Armin, Ken can give you a good 360 overview of respective party roles on the floating hotel/Suncor proposed project ahead of our in-person group discussion on Monday.</p>	<p>I have connected with PAVCO and with City Law. I think the June timeline is aggressive, however I understand the urgency. Will keep this as a priority and keep you and team apprised.</p>
4/24/2023	Cllr Meiszner	<p>RE: Release decampment</p> <p>Are there plans to issue an updated release with new stats on the decampment, similar to this: City of Vancouver provides update on East Hastings City of Vancouver</p>	<p>The below-referenced information bulletin from April 14 is the latest proactive City update on the matter. We also continue to field media inquiries as you would see in the daily closed calls.</p> <p>Separately, the VPD and VFRS went out this afternoon with a planned safety-focused update two weeks out now that their confiscated weapon and propane tank data was available to share, in addition to the latest stats on reductions in fires and crime, some of which you would have seen in the City's April 14 update. The avail was attended by CTV, Global, City, CBC and others and all the questions were related to VFRS/VPD business.</p> <p>As we review the latest data on structures and tents with the operational team we will continue to reassess our proactive approach. We also have some housing-related milestones coming in the spring that would related to this file that provide an opportunity for ongoing proactive communications.</p>
4/25/2023	Cllr Meiszner	<p>RE: 2nd annual Black Culture Celebration</p> <p>Could you please let me know if the non-profit Gosupernova has applied for grant money for the Black Culture Celebration?</p>	<p>Yes, the Cultural Services grant team had a call with s.22(1) ahead of this last intake, earlier this year. s.22(1)</p> <p>Staff have invited s.22(1) to continue the conversation anytime and s.22(1) has been encouraged to apply for the September intake for s.22(1) 2024 programming when s.22(1)</p> <p>s.22(1) We have two intakes for the project grants program to accommodate when groups may be more prepared with their programs and planning.</p>

4/25/2023

Cllr Meiszner

RE: OPS

I am tagged in this tweet: s.22(1) on Twitter: s.22(1)
s.22(1)
s.22(1) @KenSimCity @PeterMeiszner @VCHhealthcare
@VancouverPD @DiannaHurford @Granvillecpc1
@downtownvan I don't feel safe walking around the injection
site at 1101 Seymour st. Downtown/Yaletown
s.22(1)

Could you please forward to the appropriate person and report
the new graffiti as well as the need for cleaning/MP this
morning?

Also, just a heads up, I plan to ask about the enhanced security
assertiveness and cleaning, etc. during new enquiries to ensure
constituents know we are taking action.

CONFIDENTIAL – NOT FOR PUBLIC RELEASE

For the observances around the site this morning as noted
below:

- Please see <http://www.vancouver.ca/graffiti> for
information on graffiti management. In this case,
because it is our building (i.e., public property), we take
care of it. Action had already been initiate by staff.
- s.15(1)(l)
[Redacted]
- s.15(1)(l)
[Redacted] people can also call 311 to report any structures, etc.
for removal.
- While we have implemented this new approach to respond
to the immediate safety concerns, we will be meeting
with the NP site tenants to see if we can work together
to create and implement a collaborative and sustainable
approach to outdoor site management.

4/25/2023

Cllr Boyle

I wanted to bring the questions below to your attention. Does the city have any recourse for action if a building was approved with an amenity room (and EV chargers) included, and then those weren't actually provided?

Email for reference -

I've got a question about a bylaw compliance issue with the management of the s.22(1) and I'm hoping you can help, or point me in the right direction about how to get this sorted out.

Issue: s.22(1) supposed to have an amenities room (per <https://council.vancouver.ca/20180501/documents/p2.pdf>) but the landlord (formerly Mosaic, now Castlebrook) has decided to change the amenities space into an office for on-site staff.

Question: Since the council approved the building with the rental units, amenities room, etc. is there any recourse for tenants now that the landlord is going back on some of the approved building amenities? I don't know if it's a factor but BC Housing was involved in the funding of this building.

Background: Tenants were told about the amenities room verbally and it's in the marketing materials but they are now saying that was a mistake and it won't be available to tenants. It's not in our (extremely long) tenancy agreements so a group of us think that this might be better handled by the city.

Address: s.22(1)
s.22(1)

1. dedicated rental building with funding from BC Housing. I believe Mosaic also worked in conjunction with CMHC on it.
2. land rezoned in 2018:

- a. <https://bylaws.vancouver.ca/consolidated/12178.PDF>
- b. <https://council.vancouver.ca/20180501/documents/p2.pdf>

The amenities room is the primary issue but there is at least one other aspect that they seem to be out of compliance with that I thought I should mention: s.22(1)

s.22(1)

s.22(1)

The Development Permit issued to construct the building at s.22(1) permitted a 400 sq.ft. amenity area on the ground floor. This amenity space was excluded from floor area and is meant to be accessed by all residents of the building. Converting this amenity space into an office is a contravention of the terms of this Development Permit.

Our Property Use Inspections Branch received a complaint via 311 s.22(1) regarding the unpermitted conversion of the amenity space at s.22(1). The message provided by s.22(1) has been shared with the Property Use Inspections Branch, and they will also be reviewing the complaint regarding EV Chargers. The reference number for this matter is Case File CF-2023-002989. The District Property Use Inspector is actively communicating with the residents and investigating this matter.

4/26/2023	Cllr Dominato	<p>RE: Request for info and options to address safety concerns</p> <p>We've received an enquiry about taking action to fix and put in place a more robust fence at Commercial Drive where a resident was rescued from the embankment (see story link below).</p> <p>https://vancouver.citynews.ca/2023/04/24/vancouver-rescue-commercial/</p> <p>I understand residents have made numerous requests to 311 and it is a common occurrence for the fence to be cut so people can access the embankment. I'm also told that the issue of jurisdiction may be a factor in lack of action for addressing the safety concerns – e.g. CoV vs. CN Rail. Also, I'm curious if there is any signage indicating to the public the high risk of falls/injury associated with cutting through the fence to access the embankment.</p> <p>Would it be possible to get a report back on what steps we are taking to address this persistent safety risk?</p>	Answer in progress
4/26/2023	Cllr Boyle	<p>RE: Confidential Weekly Overdose Data for Week of April 10 - April 16</p> <p>Do we have this weekly data compiled somewhere? I'm interested in comparing this week's data to the data from a month previous, but I haven't been saving the emails, so wondered if staff have it all somewhere.</p>	<p>CONFIDENTIAL - NOT FOR PUBLIC RELEASE</p> <p>Staff are waiting for the Coroner to release their latest report as they had recently moved to a new online dashboard but were not showing monthly data. Staff have since requested it and are now seeing it again but only at the Health Service Delivery Area level (i.e. Vancouver wide).</p> <p>It looks like the Coroner's Office will be releasing Local Health Area level data (i.e. the 6 local health areas within Vancouver) in April, August and December 2023. So while we won't have access to this at a monthly level, we can map their data following these three annual releases.</p> <p>We will provide 2022 and Jan-April 2023 maps once we receive their first 2023 release (in May). For now, 2022 and prior yearly data at Local Health Area level is available on the public dashboard in a table: Link to BC Coroner Service dashboard > select Local Health Area > Select Vancouver Coastal > See the 6 Vancouver LHAs: Centre North, City Centre, Midtown, Northeast, South, and Westside https://tinyurl.com/2z7wrxv6</p>

4/26/2023	Cllr Boyle	<p>RE: Concord Option Sites</p> <p>I'm getting a bunch of questions from residents about this article in the Tyee: https://thetyee.ca/Opinion/2023/04/24/Vancouver-Dubious-Deal-Major-Developer/</p> <p>Can staff provide an update to Council on what is happening with these sites (the Concord ones and the non-market housing ones), and what the timelines are for anything being built on them?</p>	A memo on this will be shared with Council shortly.
4/26/2023	Cllr Meiszner	<p>RE: Alberni St upgrades</p> <p>Could I please get an update through a future weekly Q&A on public realm upgrades to Alberni St.?</p> <p>I understand funds were set aside for it in the Capital Plan.</p>	Answer in progress
4/26/2023	Cllr Zhou	<p>The Violations of BC Human Rights Act: An Open Letter to Vancouver City Council & Vancouver Public Library Board of Trustees</p> <p>I am not sure if I am the only one who received the message below.</p> <p>Multiple serious issues have been raised by s.22(1) Without knowing what happened on the day and lack of ways of verifying the information, I would like to bring this to your attention.</p> <p>Hope the team will look into this matter and provide an update to council.</p>	<p>Please see the attached email:</p> <p>“The Violations of BC Human Rights Act: An Open Letter to Vancouver City Council & Vancouver Public Library Board Trustees”</p>
4/27/2023	N/A	<p>RE: Council Q&A follow-up from BCUC briefing</p> <p>Council requested a copy of a case study referenced by staff showing an all-electric buildings with lower capital and operating costs.</p>	<p>The case study is of a multi-family building completed in Pemberton. The building was built to Step 4 of the provincial Energy Step Code (the highest level of energy performance) and was done with lower-than-typical cost for a building its size. The case study was published by the Zero Emissions Innovation Centre. A link to the case study is here: https://zebx.org/wp-content/uploads/2020/10/ZEBx-Case-Study_Orion_2020-1.pdf</p>

4/27/2023	Cllr Zhou	<p>RE: Status of COV rezoning plan of 10-acre Waterfront Park in Marpole</p> <p>A community member is asking about the waterfront park in Marpole? Are you aware of this project? I have not heard of it.</p> <p>Can you please provide info you have?</p>	<p>The Marpole Community Plan (2014) provides guidance on achieving numerous community goals related to transportation, parks, and community amenities. The Plan as approved in 2014 included guidance on new parkland of approximately 10 acres close to the Fraser River.</p> <p>At the time the Plan was developed, the TransLink site by the Fraser River was a potential option for acquisition for future parkland. Efforts from the Park Board, Real Estate and Facilities Management and Planning, Urban Design and Sustainability staff to establish a park in this area have been ongoing since completion of the Marpole Community Plan. Despite these efforts, TransLink has deemed their site necessary for operations to meet environmental targets (Low Carbon Fleet Strategy) and to serve customers in Vancouver and the broader region.</p> <p>Recognizing that the delivery of the park in this specific location is no longer an option, staff recommended a revised parks and open space strategy in the Marine Landing Policy Updates (approved by Council in 2021). The revised public realm plan focuses on opportunities for small, incremental changes to develop an interconnected network of green public spaces as buildout of the area occurs. Access to and along the Fraser River also remains a priority. Larger park space is still considered a priority, with the City actively exploring opportunities for a large riverfront park on the Fraser River near Marpole, as well as opportunities for new park space within Marpole.</p> <p>The TransLink project referenced by the resident proposes construction of a new bus depot under existing M-2 zoning (no rezoning is taking place at this site) to support maintenance and operation of an electric bus fleet (up to 300 Battery Electric Buses) – as per TransLink’s Low Carbon Fleet Strategy (February 2020) to meet sustainability targets. Conceptual site plan development began in 2020. TransLink submitted a preliminary development application enquiry in late 2020, which has been under review with staff and TransLink. Formal DP application made late-2022 and this project is scheduled to be brought before the Development Permit Board on May 1st.</p>
4/27/2023	Cllr Dominato	<p>RE: Comox School Street</p> <p>this incoming e-mail reminded me of the conversation you were going to have with Jill Barber re: painted intersection pilot at McGill and Slocan street.</p> <p>I’m wondering how that conversation went and how best to support advancing it this term.</p>	Answer in progress

From: Mochrie, Paul
Sent: Thursday, May 4, 2023 4:56 PM
To: Meiszner, Peter
Subject: RE: Table of Council Questions and Staff Responses: April 24-28

Hello Peter,

I can confirm that staff are enforcing the bylaw and, as indicated, are issuing tickets when the vehicle is found parked at an expired meter. As also noted below, the vehicle has been located on two occasions with fully paid parking such as would justify any enforcement action. s.22(1)

s.22(1)

With respect to towing, it is not the City's standard practice to tow vehicles that are subject to outstanding tickets. I can ask Parking Operations to follow up with further detail with respect to that policy.

Best,
Paul

From: Meiszner, Peter <Peter.Meiszner@vancouver.ca>
Sent: Wednesday, May 03, 2023 4:18 PM
To: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Subject: RE: Table of Council Questions and Staff Responses: April 24-28

Hi Paul,

I am still hearing from s.13(1) re: the van parked near the OPS for almost five months now, q/a below.

Question – if the vehicle has been ticketed five times, why has it not been towed? Are the tickets being paid?
Is the person observed living in the vehicle not the registered owner? Do we know?

I appreciate this is a sensitive situation but where do we draw the line between s.22(1) and enforcing the parking bylaw?

Peter

4/11/2023	Cllr Meiszner	<p>RE: Car parked at Seymour and Helmcken</p> <p>I was contacted s.22(1) who is concerned about a vehicle that has been parked at meters in the neighbourhood for months, that is not being ticketed or towed despite staying at the meters all day and may have someone living inside.</p> <p>More details are in his email below. Can you let me know if there's a reason why this vehicle is not being ticketed or towed?</p>	<p style="color: red;">CONFIDENTIAL – NOT FOR PUBLIC RELEASE</p> <p>Thank you for bringing forward the resident's concerns with the vehicle that has been parked at metered parking in his neighborhood for several months. We have reviewed all of the information provided and have looked through our ticketing systems to determine the history of the vehicle.</p> <p>We have received four complaints regarding this vehicle from two separate complainants and a Parking Enforcement Officer (PEO) has attended each one. Parking Enforcement has issued five tickets to the vehicle under By-law 2952 Section 4(4)(A)(ii) "parking in a metered space if the parking meter head displays four flashing zeros in a window". Towing a vehicle for parking at an expired meter is not our usual practice, even when there are multiple offences associated with the vehicle or license plate.</p> <p>s.22(1)</p>
-----------	---------------	---	--

Councillor Peter Meiszner (he/him)
City of Vancouver
453 W. 12th Ave, Vancouver, B.C., Canada V5L 4Y8
e. peter.meiszner@vancouver.ca
Twitter: [@PeterMeiszner](https://twitter.com/PeterMeiszner)
Links: [Linktree](#): [Facebook](#), [LinkedIn](#), [Instagram](#)

Assistant

Maria Rojas (she/her)
City of Vancouver | Mayor & Council Support
604-871-6710 | maria.rojas@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>
Sent: Friday, April 28, 2023 4:07 PM
To: Direct to Mayor and Council - DL s.15(1)(l)
Cc: City Manager's Correspondence Group - DL s.15(1)(l)
Subject: Table of Council Questions and Staff Responses: April 24-28

Dear Mayor and Council,

In response to the questions that you have submitted, staff have compiled the following points for your information.

Staff have indicated where answers contain confidential information and/or have shaded in green responses that have already been shared with you.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



Date Submitted	Submitted by	Question	Response
3/15/2023	Cllr Dominato	<p>RE: Confidential Weekly Overdose Data for Week of March 6 - March 12</p> <p>Would it be possible to get an indication of where the 131 deaths took place in the City (mapped)? If this information is on the Coroner's website, then please let me know and I'll look into it myself.</p>	<p>CONFIDENTIAL - NOT FOR PUBLIC RELEASE</p> <p>Staff are waiting for the Coroner to release their latest report as they had recently moved to a new online dashboard but were not showing monthly data. Staff have since requested it and are now seeing it again but only at the Health Service Delivery Area level (i.e. Vancouver wide).</p> <p>It looks like the Coroner's Office will be releasing Local Health Area level data (i.e. the 6 local health areas within Vancouver) in April, August and December 2023. So while we won't have access to this at a monthly level, we can map their data following these three annual releases.</p> <p>We will provide 2022 and Jan-April 2023 maps once we receive their first 2023 release (in May). For now, 2022 and prior yearly data at Local Health Area level is available on the public dashboard in a table: Link to BC Coroner Service dashboard > select Local Health Area > Select Vancouver Coastal > See the 6 Vancouver LHAs: Centre North, City Centre, Midtown, Northeast, South, and Westside https://tinyurl.com/2z7wrxv6</p>

3/24/2023

Cllr Zhou

Question on venue Funding

There is a question from the community regarding the funding approval for the amphitheater in PNE. Could you please look into this and prepare an answer. Happy to include in the weekly council questions.

Dear Councillor Zhou,

I am writing to you **s.22(1)** and because we had a chance to talk when you were campaigning in the Fall - congratulations on your election.

s.22(1)

Community residents over concerns about the PNE's ability to manage loud concert events given their impact on our community - and the plans for the \$70 million amphitheatre which, if built, will greatly increase the number of annual shows to about 50.

I will ask a direct question - has Vancouver City Council already approved about \$56 million in funding for this project? (with completion due in 2026.)

There is some confusion on this issue. At the final PNE Board meeting early last December, the public was told a decision would not be finalized until architect's plans were completed later this year.

However, Councillor Yung and the PNE promoted the project as being complete in a Vancouverisawesome article - and a draft City budget document includes monies for the theatre in 2025 (page 70).

I would appreciate if you or your staff could clarify the state of this funding. Is this money already committed or likely to be committed?

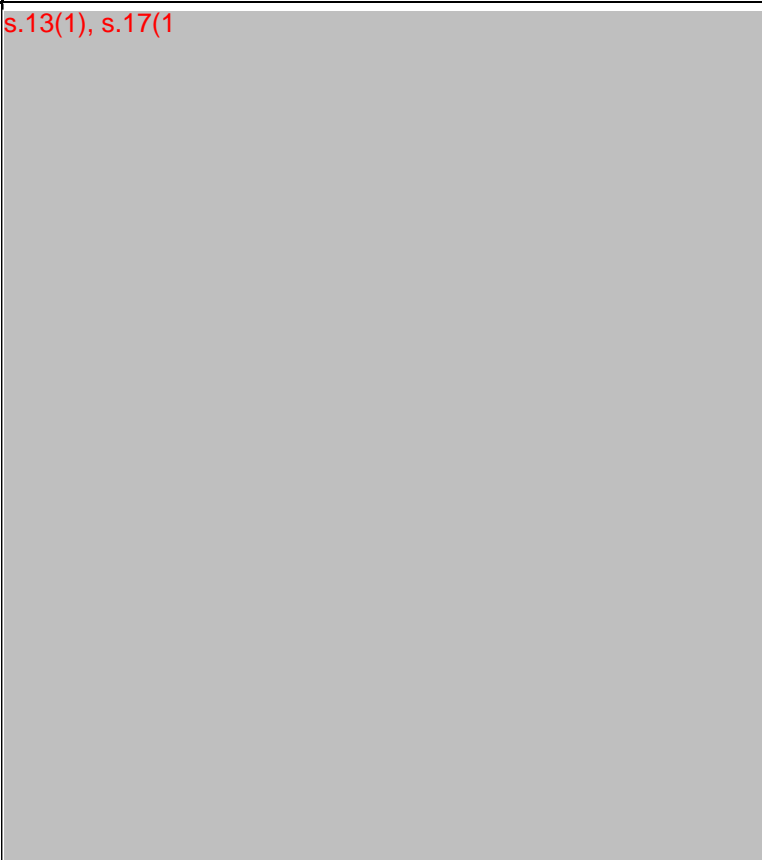
s.22(1)

this area. Again, any information to clarify the current status of this project is very important to us and your time would be appreciated.

Meanwhile, if there is any information I can provide to you about resident views, please let me know.

Respectfully,

Answer in progress

3/31/2023	Cllr Meiszner	<p>RE: Yaletown Water Feature</p> <p>A specific question about the water feature in Yaletown at David Lam Park, in the 1400-block of Homer St.</p> <p>Can you connect with the appropriate person to find out if this one in particular is recirculating or not?</p> <p>I ask as we heard last night from a speaker that some recirculating water features had also been shut off – despite being recirculating – and as this is a newer water feature, I wonder if this might be the case here as well.</p>	Answer in progress
4/11/2023	Cllr Meiszner	<p>RE: Fwd: No Bikes on Broadway Decision Part of a Concerning Trend</p> <p>Question for you re: Mobi by Shaw Go.</p> <p>Is it owned by the City of Vancouver? What does that relationship look like?</p>	<p>s.13(1), s.17(1)</p> 

4/11/2023	Cllr Meiszner	<p>RE: Car parked at Seymour and Helmcken</p> <p>I was contacted s.22(1) who is concerned about a vehicle that has been parked at meters in the neighbourhood for months, that is not being ticketed or towed despite staying at the meters all day and may have someone living inside.</p> <p>More details are in his email below. Can you let me know if there's a reason why this vehicle is not being ticketed or towed?</p>	<p>CONFIDENTIAL – NOT FOR PUBLIC RELEASE</p> <p>Thank you for bringing forward the resident's concerns with the vehicle that has been parked at metered parking in his neighborhood for several months. We have reviewed all of the information provided and have looked through our ticketing systems to determine the history of the vehicle.</p> <p>We have received four complaints regarding this vehicle from two separate complainants and a Parking Enforcement Officer (PEO) has attended each one. Parking Enforcement has issued five tickets to the vehicle under By-law 2952 Section 4(4)(A)(ii) "parking in a metered space if the parking meter head displays four flashing zeros in a window". Towing a vehicle for parking at an expired meter is not our usual practice, even when there are multiple offences associated with the vehicle or license plate.</p> <p>s.22(1)</p>
4/11/2023	Cllr Meiszner	<p>RE: City of Vancouver "Run N Gun" Film Locations</p> <p>Could I please get some info on filming in parks, etc. for small-time hobby filmmakers?</p> <p>I received the note below – in part it says: "As a result, films are shot in people's homes or apartments, but rarely in public spaces or public parks. This is largely due to a fear of a production requiring a permit or being shut down by city or park staff, ending any chance of involvement in the competition. This essentially limits the creative reach that our filmmaking community is able to attain and creates a visual sameness that could be achieved in any contemporary North American city. We are effectively afraid of stepping outside and using our own public backyard."</p> <p>It would be helpful for me to get some info around the guidelines re: filming in parks for filmmakers who are not large productions, etc.</p>	<p>Answer in progress</p>

4/12/2023	Cllr Fry Cllr Klassen	<p>RE: Noise Complaint – Bagpiper at English Bay</p> <p>I know we covered this in last term specifically with regard to complaints from English Bay Beach/Davie/Denman area– but cannot recall exactly where we landed. As I understand our by-laws unamplified buskers are limited to one hour play in one location and the Noise Control By-Law does limit the extent of unreasonable disturbance. Is there a remedy for this particular circumstance within our by-law enforcement?</p> <p>Cllr Klassen Q</p> <p>I hope you all enjoy a peaceful and restful weekend.</p> <p>s.22(1) [REDACTED] s.22(1) [REDACTED] the City of Vancouver misguidedly issued a busking permit to a bagpiper who is generating loud, screeching, caterwauling wails with his 111 decibel noise-maker.</p> <p>To get an idea of what English Bay residents are experiencing, turn up the heat and humidity in your home, then put on some headphones and turn up your device literally to FULL VOLUME, and play the attached 7 second video. To even better understand what we are enduring, put the video on a continuous repeat loop and play it for one, two, three and four hour stretches at a time.</p>	Answer in progress.
-----------	------------------------------	---	---------------------

4/13/2023	Cllr Klassen	<p>RE: Saturday waste collection</p> <p>In recent weeks our collection for waste pickup wound up on a Friday. What we noticed however is that while blue box and black (garbage) collection would happen on the Friday, our green bin collection consistently happened the following day (Saturday) despite it supposed to happen on the Friday.</p> <p>Questions:</p> <p>Why the consistent Saturday pickups and is there a way they can be avoided? Are drivers who work Saturdays getting overtime? If so, do we know the rough annual cost of the overtime for this service? Is there a possible correlation between the OT and the weekend pickups? (i.e. is it an incentive to work on the weekend?)</p> <p>I look forward to your response.</p>	<p>Due to ongoing equipment and labour challenges, the operation is regularly running overtime to complete collection routes. This is to avoid getting days or a week behind the scheduled collection day and to reduce the service impacts on residents, including reducing the number of missed service calls.</p> <p>Unfinished work that can't be completed during the evening (on overtime) is prioritized for collection the next day in order to reduce wait time for residents. The result of doing this throughout the week is a cumulative push on effect of unfinished work. Saturday is used as a scheduled overtime day to complete unfinished work and to catch up on missed collection calls from the week.</p> <p>Overtime costs related to residential collections are approximately \$150k year-to-date, of which approximately \$30k is related to snow events (for context, our annual labour budget is \$5.6M). In the short term, there is no alternative to overtime collection that wouldn't impact service delivery. As such, we anticipate Saturday collection to continue at least through the heavy Green Bin volume season (April-May). June will provide some relief with a number of new hires trained and the expected arrival of two leased vehicles. In the longer term, a number of initiatives are underway that will help to increase our labour pool and equipment redundancy and reduce the reliance on overtime.</p>
-----------	--------------	---	--

4/13/2023	Cllr Boyle	<p>RE: Pine Street and West 1st Ave Link - Arbutus to Seaside</p> <p>Can you clarify for me if this work includes any changes/improvements to the 1st and Fir intersection. It always feels very dangerous for pedestrians and bikes, because of the T shape with stop signs quite far set back. And I've been hearing from residents that it is only getting worse with construction traffic from Senawk. But I can't tell from the maps in this memo if the planned changes here include an substantive improvements at 1st and Fir.</p>	<p>The proposed changes were designed with the expectation that much of Pine Street and 1st Ave will be disrupted by Señákw construction over the coming years. This disruption is expected to be particularly intensive at the construction entrance at 1st and Fir. We expect that the configuration of the intersection may change a few times over the course of the Señákw construction period to accommodate that work. With that in mind, we developed a design that uses temporary, re-usable materials wherever possible to improve safety while minimizing cost and crew time for improvements that will likely be removed in a few years with permanent changes.</p> <p>Staff are also in the process of reaching out to Señákw to see if they are amenable to placing an additional stop sign egressing their site to provide clearer assignment of right-of-way at the intersection. Staff are also working with the development to ensure that construction does not negatively impact access or safety on our streets and are also reviewing the 1st/Fir intersection to see if there are improvements that can be made in the short term to improve safety.</p>
-----------	------------	---	---

4/13/2023	Cllr Meiszner	<p>RE: Street market</p> <p>I've been informed by the SBIA that 323 Alexander Street is being considered as a potential location for the Street Market, as well as the parking lot next to the Patricia.</p> <p>Could you please provide some more info.</p>	<p>BACKGROUND</p> <ul style="list-style-type: none"> • The DTES Market has operated across a diversity of sites for approximately a decade (Pigeon Park/Carrall Street, 501 Powell, 62 E Hastings, 58 W Hastings, 26 E Hastings). • The DTES Market is currently operating at 26 E Hastings Street, a BC Housing owned site will be redeveloped for social housing. • The lease for the Market's current location ends at the end of August 2023. The Market will be required to cease operations at this site by this date. • 501/525 Powell is the permanent location for the Market, as part of a vision for a low barrier Community Economic Development Hub. Sites were purchased in 2014 for this use (with social housing) as a result of a DTES Plan recommendation (2012). • It is uncertain as to the timeframe for this site being made available for the DTES Market, (minimum 3-5 years' and up to 10 years) as the site is currently used for Temporary Modular Housing (TMH) and will be redeveloped with affordable housing, subject to senior government funding. • Since 2018 REFM and ACCS have attempted to find suitable space/location for the Market until the 501 Powell site is ready, including publicly owned as well as private sites that are off street and fenced to provide added security. • Staff, the market operators and VPD meet every two weeks to review issues that may arise. VPD has worked with Staff and the Market Operator to create a banned substance list, which is enforced and police are called if necessary. Police come through the market regularly and know peer staff, vendors and the Market Operator. <p>CURRENT STATUS</p> <p>General Update:</p> <ul style="list-style-type: none"> • Over recent years, staff have undertaken technical review of over 50 options. • Staff are currently working to assess less than five options as there are very few unassessed site options left for consideration. <ul style="list-style-type: none"> ○ 323 Alexander Street is not one of the locations under review. ○ Staff did approach BC Housing for deployment of a part of the Patricia Hotel parking lot for a smaller population-focussed market. The site is not available. ○ Staff are also looking at indoor sites that are privately owned given the lack of outdoor sites. At this time, the sites viewed to date, have not been viable options for the Market.
-----------	---------------	---	---

- Staff will continue to pursue site options as they come available but may need to now pursue other options to support off-sidewalk vending, such as smaller activations (e.g., kiosks or parklets). These considerations were part of the Vending Study, but had been back-burnered as staff sought to find a larger relocation site.

Impacts and Strategic Considerations:

- Evaluation of the Market demonstrates the benefits on low income residents; it provides a sense of purpose, source of income, opportunity for peer work, and connections within community in a safe and legal space.
- The location of the DTES Market may raise concerns for some businesses and residents.
- COVID-19 provided an opportunity to observe what would happen in the absence of a market or other designated vending spaces. Residents, VPD, and businesses all supported reopening of the Market, as street disorder and public health risk (due to sidewalk crowding) were worse when the Market was closed. Hastings Crossing BIA sent a support letter to the City in June 2020 asking for the Market to reopen in order to decrease overcrowding on the sidewalks and in front of businesses.

NEXT STEPS

Technical Review

- Staff are reviewing less than a handful of options for deployment of population focussed vending, such as a women's or elders' market. VPD is also engaged.

Community Engagement

- Community engagement cannot begin until a site has been identified.
- External communications and engagement will focus on groups most impacted, including the DTES Market organizers and prioritizing the Strathcona BIA, and others such as Hastings-Crossing, Gastown and Chinatown BIAs, depending on the site option. The businesses and other groups in the adjacent area will also be part of staff outreach efforts.
- Staff will examine if landlords with vacant stores are willing to lease space for the market. Including storefronts as a consideration allows a potential mix of vending spaces (indoor/outdoor).

4/18/2023	Cllr Meiszner	<p>RE: Adding arcade type games to a Liquor Primary location</p> <p>I'd like to be able to provide some info to the owner of the Pint in Gastown (455 Abbott St.) who has been trying to add arcade games to his bar – but was told it would require a change of use.</p> <p>He is perplexed by this because a nearby bar (Greta – 50 West Cordova St.) has arcade games – many in fact, as it's part of their business model, despite being a Class 2 restaurant where it is not permitted.</p> <p>Can you please direct this message to the appropriate person so they can respond to §.22(1)? Seems like he isn't getting an answer from the portal messages in the thread below.</p> <p>For patios, he should go here, correct? Get a patio permit for a restaurant or cafe City of Vancouver</p>	<p>The City's guidelines allow up to four arcade games in an establishment without impacting the use of the space. Installing five or more arcade games requires an amendment to the establishment's development permit to allow for the additional arcade use.</p> <p>Development Permit DP-2017-01089 approved The Pint to operate as a neighbourhood public house at 455 Abbott Street (for a limited period of time, unless extended by the Director of Planning).</p> <p>The City's Downtown District Official Development Plan permits an arcade use in this area, so staff do not foresee any issues with permitting the addition of an arcade use to this existing neighbourhood public house. The operator needs to submit an application for a DP minor amendment, and DBL staff will be able to process this through the Commercial Renovation Centre.</p> <p>A Supervisor from the Renovation Centre will be following up to connect with representatives from The Pint Public House to discuss next steps.</p> <p>In regard to the other businesses referenced, both Greta's (50 W Cordova St) and The American (928 Main Street) are approved to operate as a neighbourhood public house. The City has not approved a change of use to permit the arcade games that are in use at Greta's or The American. Both businesses are in contravention of the City's Zoning and Development By-law, and staff have set up case files regarding these issues and will be working with the operators to bring them into compliance.</p>
-----------	---------------	--	--

4/19/2023	Cllr Dominato	<p>RE: No-man's land areas</p> <p>can I please get a response from Planning regarding the exclusion of these areas from the SRP and whether we are considering updating the policy?</p> <p>Email for reference -</p> <p>Nice to chat today! Here are the two areas that I mentioned that I've been approached to do rental projects in but there's no policy support:</p> <p>Granville / 52nd: surrounded by multi-family (Shannon Mews, Granville Gardens, Granville Mews).</p> <p>33rd / Cypress – right across from Quilchena Park (& the big polygon project from 15-20 years ago). s.22(1) [REDACTED] s.22(1) [REDACTED] s.22(1) [REDACTED] Would be an amazing site.</p> <p>Just seems bizarre that these areas have been taken out of the SRP program.</p>	<p>The Secured Rental Policy updates approved in 2019 and 2021 included locational criteria for sites in low-density residential areas (RS and some RT zones) meant to ensure new rental buildings are focused in areas that are in close proximity to public transit, shopping and other amenities and daily destinations. The criteria were designed to address objectives around enabling new rental housing, supporting the creation of more complete, connected neighbourhoods, and taking action on the climate emergency. They also needed to make sense in a wide range of locations given that the SRP is a city-wide policy. The two areas noted aren't eligible because they don't meet the locational criteria set out in the Policy. Specifically, they are both more than ~400m (a ~5 min walk or roll) from the nearest local shopping area, and the site on 33rd is also not located on a Translink bus route.</p> <p>Additional opportunities to enable new rental housing in more low density areas, in line with the Vancouver Plan land use direction, will also be explored as part of Plan implementation.</p>
4/19/2023	Cllr Bligh	<p>RE: Street lights @ Main and 14th</p> <p>Thank you for the flag. We'll follow up with staff and get back to you with a response right.</p> <p>Email for reference -</p> <p>It has been almost 4 months since I first contacted the city and there are now 4 streetlights at Main and 14th out of commission. Is there an ETA on getting them fixed. There is a popular plaza and busy intersection here that could benefit from some light.</p>	<p>Thank you for reporting the light outs at the intersection Main and E 14th</p> <p>The crew investigated the issue and they repaired 3 lights that were out in the area, 1/52, 2/30 and 2/31. All lights in the area are functioning now.</p> <p>Generally, when a light out is reported we take them into a queue and try to address them as soon as practically possible. Time it takes to a circuit repair is longer than a fixture replacement due to the BC1 involvement.</p>
4/19/2023	Cllr Klassen	<p>RE: Your advice for a city land request</p> <p>I don't know where to direct this request from a young person to install a volunteer pantry for food and other goods. Sounds well meaning but I haven't had experiences with these before. Can you direct the question to someone who can respond to this request?</p>	<p>Answer in progress</p>

4/21/2023	Cllr Dominato	<p>RE: TRANSAM TOTEM awaiting re installation</p> <p>flagging this request from s.22(1) Would it be possible for staff to get back to him directly regarding the work plan and also an update to Council.</p> <p>Email for reference - When might the artist, funder, & Biennale expect to see a 'work plan' with dates that identifies site confirmation, artwork restitution & ultimately re installation. of TRANSAM T ?</p>	<p>In response to s.22(1) inquiry regarding the Trans Am Totem installation status addressed to Mayor Sim, staff provided s.22(1) with an overview of upcoming work and considerations related to the Trans Am Totem installation as per below.</p> <p>Following a meeting with the artists Helene Aspinall and Marcus Bowcott in early March, both artists have confirmed their support regarding the proposed site at Oak Street and SW Marine Drive. There are various necessary steps as part of the overall installation considerations.</p> <p>Immediate next steps include:</p> <ul style="list-style-type: none"> • Engaging with the Host Nations regarding the Oak St. and SW Marine Dr. site; and, • Contacting the appropriate Provincial authority to confirm feasibility and approval of the site (the site falls under the jurisdiction of the Province). <p>This will be followed by numerous items related to structural and safety considerations, including:</p> <ul style="list-style-type: none"> • Undertaking a geotechnical survey and confirming exact siting of artwork in collaboration with the artists, pending site approval; • Undertaking engineering for foundation and site preparation, pending geotechnical survey results; • Designing, fabricating and installing bird proofing, and repainting damaged surface areas and applying protective coating on targeted areas; and, • Repairing the solar-powered lighting system. <p>Finally, this will be wrapped up by:</p> <ul style="list-style-type: none"> • Engineering review and signoff to confirm longevity of support structure inside cars, adapting as needed; • Site prep and foundation construction; and, • Transporting the sculpture to site and re-assembling for installation. <p>Staff also informed s.22(1) that a precise timeline cannot be provided prior to completion of engagement as well as site confirmation and approval by the Province. Staff will continue to work with the artists as this project moves forward.</p> <p>In addition to the above response, it is important to highlight that:</p> <p>Staff recently once again reviewed the four sites proposed by the Biennale in August 2022, as well as the previously-</p>
-----------	---------------	---	--

reviewed site at 1st St. and Thornton St. mentioned by the artists in their letter to M&C earlier this year. This specific site was deemed unfeasible based on feedback from Transportation and Transit Integration and Projects branch who advised that there will be ongoing construction in this area related to the Broadway Subway until potentially 2026, as well as other development sites on both sides of the street that would be under construction during the same time frame and potentially after.

Following the most recent meeting with the artists, they expressed that the most suitable site was the traffic roundabout at Oak St. and SW Marine Dr.; after visiting the site, they informed the staff that they would like to move forward with this option.

Public Art staff informed the artist that engagement with the Host Nations was the next step in approving the site – the re-siting and proposed site was officially referred to the Nations for engagement and presented at the Cultural Liaisons meeting last week.

Since then, the Land Survey team has informed staff that the preferred site is under the jurisdiction of the Province which will require additional discussion with the appropriate provincial authority to determine whether this site remains feasible.

4/21/2023

Cllr Dominato

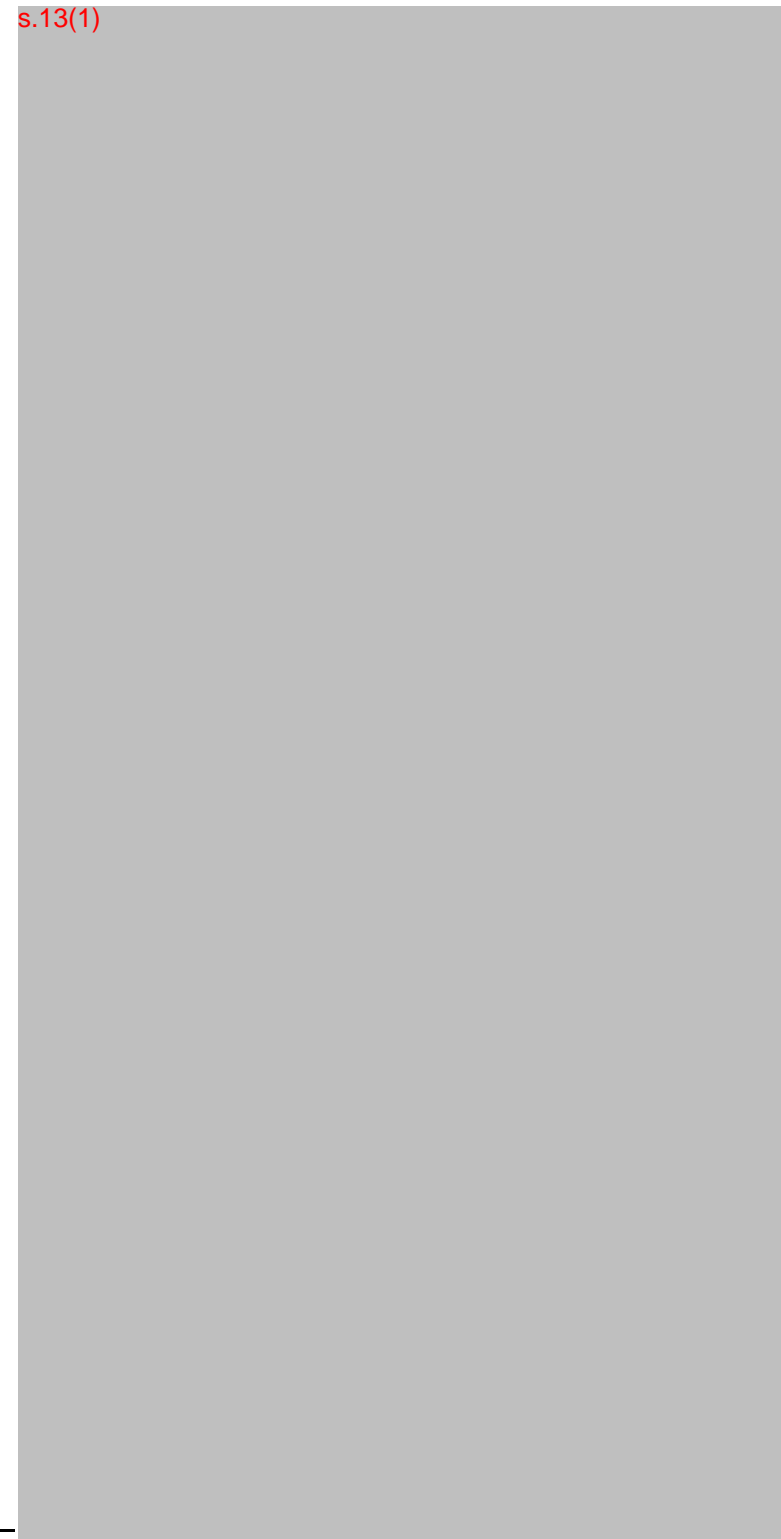
RE: Request for info - GLF contract

I've been asked what the status of the GLF contract renewal is...I understand it expires end of May 2023. I've heard it may be sitting with legal right now.

I've also been asked about the city's solid waste fee adjustment in 2019 (see attached). The question I received was as follows:

"I attach the staff note on the change of law requirement and subsequent motion passed by council in April of 2019. As noted, the change in law anticipated cost that was approved is \$55 where as the actual came in at mid \$30s. Therefore, based on the motion the city has been collecting more than required since April of 2019."

Can staff provide me with more information on this matter?



s.13(1)

4/21/2023	Cllr Meiszner	<p>RE: Scramble Cost</p> <p>I suspect there will be questions about how much a scramble crossing would cost to implement at council on Tuesday.</p> <p>Could Cllr. Zhou and I please get an estimate of how much this would cost to implement at an intersection, and where that would be funded from?</p> <p>Also, would be good to know how much the Hornby and Robson All-Walk implementation cost.</p>	<p>Subject to any information Lon may have at hand, the details regarding cost, etc. would generally be incorporated into the staff report back to Council with recommendations for implementation.</p> <p>It can be quite challenging to get into those particulars in advance of the a motion actually being adopted by Council such as would constitute direction for staff would undertake that work. It sets up the risk of a less-than-helpful debate amongst Council and in the public based on incomplete or inaccurate information.</p> <p>I would defer to Lon and his team regarding the cost of Hornby/Robson intersection.</p> <p>Further Response At Robson and Hornby, the changes were part of the bigger 800 Robson project, so it is challenging to provide exact costs. Staff estimate it was approximately \$100k to make the signal changes.</p>
-----------	---------------	---	---

4/23/2023	Cllr Dominato	<p>RE: 6161 Cambie - Speed Humps in the Lane</p> <p>Would it be possible to get staff to look into this matter asap and provide a response.</p> <p>Wanda will also log this – not sure if it should be going to DBL or engineering.</p> <p>Email for reference J’espère que vous allez bien.</p> <p>Our construction project is moving forward, and despite numerous delays we are finally on tracks to get an opening early November.</p> <p>However, we are struggling financially due to increasing costs in the industry caused by supply chain issues and lack of manpower. In addition, it looks like the City of Vancouver is proposing to increase the amount for off-site work from what was planned in our Energy Service Agreement (see worrisome email from Laura Dotto, dated April 4).</p> <p>The contract was signed in 2020 and included a set of conditions as part of schedule A attached. As requested, we provided a letter of credit for \$1.2M for a work cost estimate at \$705k, although our own estimate through a general constructor brought the cost down to \$510k. It is crucial for the financial survival of AFV that off-site costs do not balloon from what was previously budgeted.</p> <p>Below and attached is the latest correspondence from City services regarding a request to increase our financial contribution to build speed bumps in the back lane. AFV is being asked to pay for the whole back lane improvement. However, our neighbour’s to the North (which is completing its redevelopment as well) indicates that they have not been asked to contribute to back lane improvements.</p> <p>We totally understand that AFV has to contribute to City improvement in our neighbourhood, but as non-profit organisation developing a community and cultural facility for the benefits of all, we feel it is unfair that those improvements are not shared with other developments. In addition, we are fearful that off-site costs may be significantly higher than budgeted, which would cause financial hardship for the organization. We understand that the ABC led City Hall has already taking steps to provide more transparency and equity in assessing projects for DCLs and other fees and we would appreciate if this would apply to us.</p> <p>Lisa, you have been super supportive of our project in the past and we are most appreciative.</p>	<p>This information was also sent directly to the citizen.</p> <p>When this project (6161 Cambie) was rezoned, it was required, through the site Services Agreement, to provide speed humps in the lane as a rezoning condition. Speed humps help mitigate traffic impacts due to the increased traffic generated by new developments along back lanes.</p> <p>Services Agreement requirements are specific to the application being reviewed by the City and the conditions of development may differ depending on the impacts of the site as well as timing of the reviews, as City standards and requirements change over time. The applicant notes that their neighbour to the north, 6137 Cambie, was not required to provide speed humps. This is because at the time that project’s rezoning application was reviewed in 2016, the City was not requiring speed humps in lanes.</p> <p>The City’s estimated costs for these works is \$35,000 based on recent work that we have completed. However, the developer does not have to use City forces for construction of the speed humps as they have the option to deliver these using their own contractor. In the Services Agreement, the amounts provided in Schedule A are estimates only, do not include contingency or overhead and are subject to change. The estimates are generally used to secure the amount required for a Letter of Credit, not as a construction cost estimate as the owner typically completes these works using a contractor of their choice.</p>
-----------	---------------	---	--

I am happy to have a chat or answer any questions you may have.
Thank you for your time and consideration.

4/24/2023	Cllr Klassen	<p>RE: Growing Communities Fund</p> <p>Has there been a decision yet by staff on how CoV intends to use the \$49M Growing Communities Fund allocation?</p>	<p>We are presently conducting an assessment of capital projects that could be targets for this funding. However, the actual allocation decisions will be made by Council.</p> <p>We will keep Council apprised as that work proceeds. If there are any other questions in the meantime, please do not hesitate to let me or Patrice know.</p>
4/24/2023	Cllr Dominato	<p>RE: Sunborn / PAVCO meeting</p> <p>Armin, pleased to introduce you here to Ken Cretney, CEO of PAVCO. And Ken vice versa to introduce you to Armin, our deputy city manager.</p> <p>Armin, Ken can give you a good 360 overview of respective party roles on the floating hotel/Suncor proposed project ahead of our in-person group discussion on Monday.</p>	<p>I have connected with PAVCO and with City Law. I think the June timeline is aggressive, however I understand the urgency. Will keep this as a priority and keep you and team apprised.</p>
4/24/2023	Cllr Meiszner	<p>RE: Release decampment</p> <p>Are there plans to issue an updated release with new stats on the decampment, similar to this: City of Vancouver provides update on East Hastings City of Vancouver</p>	<p>The below-referenced information bulletin from April 14 is the latest proactive City update on the matter. We also continue to field media inquiries as you would see in the daily closed calls.</p> <p>Separately, the VPD and VFRS went out this afternoon with a planned safety-focused update two weeks out now that their confiscated weapon and propane tank data was available to share, in addition to the latest stats on reductions in fires and crime, some of which you would have seen in the City's April 14 update. The avail was attended by CTV, Global, City, CBC and others and all the questions were related to VFRS/VPD business.</p> <p>As we review the latest data on structures and tents with the operational team we will continue to reassess our proactive approach. We also have some housing-related milestones coming in the spring that would related to this file that provide an opportunity for ongoing proactive communications.</p>
4/25/2023	Cllr Meiszner	<p>RE: 2nd annual Black Culture Celebration</p> <p>Could you please let me know if the non-profit Gosupernova has applied for grant money for the Black Culture Celebration?</p>	<p>Yes, the Cultural Services grant team had a call with Nova ahead of this last intake, earlier this year. Nova decided not to apply to the project grants program (CASC) as too many things were undecided about her project at the time. Staff have invited her to continue the conversation anytime and she has been encouraged to apply for the September intake for her 2024 programming when she may have a better sense of future plans. We have two intakes for the project grants program to accommodate when groups may be more prepared with their programs and planning.</p>

4/25/2023

Cllr Meiszner

RE: OPS

I am tagged in this tweet: s.22(1) on Twitter: "s.22(1) s.22(1) s.22(1) . @KenSimCity @PeterMeiszner @VCHhealthcare @VancouverPD @DiannaHurford @Granvillecpc1 @downtownvan I don't feel safe walking around the injection site at 1101 Seymour st. Downtown/Yaletown s.22(1) Twitter

Could you please forward to the appropriate person and report the new graffiti as well as the need for cleaning/MP this morning?

Also, just a heads up, I plan to ask about the enhanced security assertiveness and cleaning, etc. during new enquiries to ensure constituents know we are taking action.

CONFIDENTIAL – NOT FOR PUBLIC RELEASE

For the observances around the site this morning as noted below:

- Please see <http://www.vancouver.ca/graffiti> for information on graffiti management. In this case, because it is our building (i.e., public property), we take care of it. Action had already been initiated by staff.
- s.15(1)(l)
- s.15(1)(l) people can also call 311 to report any structures, etc. for removal.
- While we have implemented this new approach to respond to the immediate safety concerns, we will be meeting with the NP site tenants to see if we can work together to create and implement a collaborative and sustainable approach to outdoor site management.

4/25/2023

Cllr Boyle

I wanted to bring the questions below to your attention. Does the city have any recourse for action if a building was approved with an amenity room (and EV chargers) included, and then those weren't actually provided?

Email for reference -

I've got a question about a bylaw compliance issue with the management of the s.22(1) and I'm hoping you can help, or point me in the right direction about how to get this sorted out.

Issue: s.22(1) supposed to have an amenities room (per <https://council.vancouver.ca/20180501/documents/p2.pdf>) but the landlord (formerly Mosaic, now Castlebrook) has decided to change the amenities space into an office for on-site staff.

Question: Since the council approved the building with the rental units, amenities room, etc. is there any recourse for tenants now that the landlord is going back on some of the approved building amenities? I don't know if it's a factor but BC Housing was involved in the funding of this building.

Background: Tenants were told about the amenities room verbally and it's in the marketing materials but they are now saying that was a mistake and it won't be available to tenants. It's not in our (extremely long) tenancy agreements so a group of us think that this might be better handled by the city.

Address: s.22(1)
s.22(1)

1. dedicated rental building with funding from BC Housing. I believe Mosaic also worked in conjunction with CMHC on it.
2. land rezoned in 2018:

- a. <https://bylaws.vancouver.ca/consolidated/12178.PDF>
- b. <https://council.vancouver.ca/20180501/documents/p2.pdf>

The amenities room is the primary issue but there is at least one other aspect that they seem to be out of compliance with that I thought I should mention: s.22(1)

s.22(1)

s.22(1)

The Development Permit issued to construct the building at s.22(1) permitted a 400 sq.ft. amenity area on the ground floor. This amenity space was excluded from floor area and is meant to be accessed by all residents of the building. Converting this amenity space into an office is a contravention of the terms of this Development Permit.

Our Property Use Inspections Branch received a complaint via 311 s.22(1) regarding the unpermitted conversion of the amenity space at s.22(1). The message provided by s.22(1) has been shared with the Property Use Inspections Branch, and they will also be reviewing the complaint regarding EV Chargers. The reference number for this matter is Case File CF-2023-002989. The District Property Use Inspector is actively communicating with the residents and investigating this matter.

4/26/2023	Cllr Dominato	<p>RE: Request for info and options to address safety concerns</p> <p>We've received an enquiry about taking action to fix and put in place a more robust fence at Commercial Drive where a resident was rescued from the embankment (see story link below).</p> <p>https://vancouver.citynews.ca/2023/04/24/vancouver-rescue-commercial/</p> <p>I understand residents have made numerous requests to 311 and it is a common occurrence for the fence to be cut so people can access the embankment. I'm also told that the issue of jurisdiction may be a factor in lack of action for addressing the safety concerns – e.g. CoV vs. CN Rail. Also, I'm curious if there is any signage indicating to the public the high risk of falls/injury associated with cutting through the fence to access the embankment.</p> <p>Would it be possible to get a report back on what steps we are taking to address this persistent safety risk?</p>	Answer in progress
4/26/2023	Cllr Boyle	<p>RE: Confidential Weekly Overdose Data for Week of April 10 - April 16</p> <p>Do we have this weekly data compiled somewhere? I'm interested in comparing this week's data to the data from a month previous, but I haven't been saving the emails, so wondered if staff have it all somewhere.</p>	<p>CONFIDENTIAL - NOT FOR PUBLIC RELEASE</p> <p>Staff are waiting for the Coroner to release their latest report as they had recently moved to a new online dashboard but were not showing monthly data. Staff have since requested it and are now seeing it again but only at the Health Service Delivery Area level (i.e. Vancouver wide).</p> <p>It looks like the Coroner's Office will be releasing Local Health Area level data (i.e. the 6 local health areas within Vancouver) in April, August and December 2023. So while we won't have access to this at a monthly level, we can map their data following these three annual releases.</p> <p>We will provide 2022 and Jan-April 2023 maps once we receive their first 2023 release (in May). For now, 2022 and prior yearly data at Local Health Area level is available on the public dashboard in a table: Link to BC Coroner Service dashboard > select Local Health Area > Select Vancouver Coastal > See the 6 Vancouver LHAs: Centre North, City Centre, Midtown, Northeast, South, and Westside https://tinyurl.com/2z7wrxv6</p>

4/26/2023	Cllr Boyle	<p>RE: Concord Option Sites</p> <p>I'm getting a bunch of questions from residents about this article in the Tyee: https://thetyee.ca/Opinion/2023/04/24/Vancouver-Dubious-Deal-Major-Developer/</p> <p>Can staff provide an update to Council on what is happening with these sites (the Concord ones and the non-market housing ones), and what the timelines are for anything being built on them?</p>	A memo on this will be shared with Council shortly.
4/26/2023	Cllr Meiszner	<p>RE: Alberni St upgrades</p> <p>Could I please get an update through a future weekly Q&A on public realm upgrades to Alberni St.?</p> <p>I understand funds were set aside for it in the Capital Plan.</p>	Answer in progress
4/26/2023	Cllr Zhou	<p>The Violations of BC Human Rights Act: An Open Letter to Vancouver City Council & Vancouver Public Library Board of Trustees</p> <p>I am not sure if I am the only one who received the message below.</p> <p>Multiple serious issues have been raised by s.22(1) Without knowing what happened on the day and lack of ways of verifying the information, I would like to bring this to your attention.</p> <p>Hope the team will look into this matter and provide an update to council.</p>	<p>Please see the attached email:</p> <p>"The Violations of BC Human Rights Act: An Open Letter to Vancouver City Council & Vancouver Public Library Board Trustees"</p>
4/27/2023	N/A	<p>RE: Council Q&A follow-up from BCUC briefing</p> <p>Council requested a copy of a case study referenced by staff showing an all-electric buildings with lower capital and operating costs.</p>	<p>The case study is of a multi-family building completed in Pemberton. The building was built to Step 4 of the provincial Energy Step Code (the highest level of energy performance) and was done with lower-than-typical cost for a building its size. The case study was published by the Zero Emissions Innovation Centre. A link to the case study is here: https://zebx.org/wp-content/uploads/2020/10/ZEBx-Case-Study_Orion_2020-1.pdf</p>

4/27/2023	Cllr Zhou	<p>RE: Status of COV rezoning plan of 10-acre Waterfront Park in Marpole</p> <p>A community member is asking about the waterfront park in Marpole? Are you aware of this project? I have not heard of it.</p> <p>Can you please provide info you have?</p>	<p>The Marpole Community Plan (2014) provides guidance on achieving numerous community goals related to transportation, parks, and community amenities. The Plan as approved in 2014 included guidance on new parkland of approximately 10 acres close to the Fraser River.</p> <p>At the time the Plan was developed, the TransLink site by the Fraser River was a potential option for acquisition for future parkland. Efforts from the Park Board, Real Estate and Facilities Management and Planning, Urban Design and Sustainability staff to establish a park in this area have been ongoing since completion of the Marpole Community Plan. Despite these efforts, TransLink has deemed their site necessary for operations to meet environmental targets (Low Carbon Fleet Strategy) and to serve customers in Vancouver and the broader region.</p> <p>Recognizing that the delivery of the park in this specific location is no longer an option, staff recommended a revised parks and open space strategy in the Marine Landing Policy Updates (approved by Council in 2021). The revised public realm plan focuses on opportunities for small, incremental changes to develop an interconnected network of green public spaces as buildout of the area occurs. Access to and along the Fraser River also remains a priority. Larger park space is still considered a priority, with the City actively exploring opportunities for a large riverfront park on the Fraser River near Marpole, as well as opportunities for new park space within Marpole.</p> <p>The TransLink project referenced by the resident proposes construction of a new bus depot under existing M-2 zoning (no rezoning is taking place at this site) to support maintenance and operation of an electric bus fleet (up to 300 Battery Electric Buses) – as per TransLink’s Low Carbon Fleet Strategy (February 2020) to meet sustainability targets. Conceptual site plan development began in 2020. TransLink submitted a preliminary development application enquiry in late 2020, which has been under review with staff and TransLink. Formal DP application made late-2022 and this project is scheduled to be brought before the Development Permit Board on May 1st.</p>
4/27/2023	Cllr Dominato	<p>RE: Comox School Street</p> <p>this incoming e-mail reminded me of the conversation you were going to have with Jill Barber re: painted intersection pilot at McGill and Slocan street.</p> <p>I’m wondering how that conversation went and how best to support advancing it this term.</p>	Answer in progress

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL" s.15\(1\)\(l\)](#)
CC: ["City Manager's Correspondence Group - DL" s.15\(1\)\(l\)](#)
["Singh, Sandra" <Sandra.Singh@vancouver.ca>](mailto:Sandra.Singh@vancouver.ca)
["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
Date: 6/15/2023 5:50:01 PM
Subject: Rezoning application - Renfrew St supportive housing project

Good morning Mayor and Council,

We are writing to confirm that the City (as represented by the Non-Market Housing team) has submitted a formal rezoning application to the Director of Planning for the City-owned site at 2930 Renfrew (at E.14th Ave). As you will recall, this site has been identified for the development of supportive housing pursuant to the City's Permanent Modular Support Housing Initiative MOU with BC Housing. The application will be published on the Shape Your City website page on Friday, June 16th <<https://www.shapeyourcity.ca/2930-renfrew-st>>.

As this project moves through the rezoning process, City staff will be reaching out to offer key stakeholders identified in the pre-application an additional opportunity to meet and discuss any questions regarding the project. The City-led Q&A Period (formerly known as Virtual Open House) will take place from July 5-18, 2023.

In order to avoid any potential allegation of bias or that any Councillor did not have an open mind when considering this project following a Public Hearing, we recommend that you refrain from expressing opinions on any rezoning application prior to the Public Hearing. Should Council receive questions or comments from the public, we would encourage you to remain neutral in offering any feedback.

Should you have any questions, or should you receive correspondents/comments from the public on this application, please direct them to Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tseil-Waututh) Nations.

From: ["Missick, Alex" <Alex.Missick@vancouver.ca>](mailto:Alex.Missick@vancouver.ca)
To: ["Meiszner, Peter" <Peter.Meiszner@vancouver.ca>](mailto:Peter.Meiszner@vancouver.ca)
Date: 6/21/2023 9:38:34 AM
Subject: TODAY'S HEADLINES - June 21, 2023

[Link](#)



TODAY'S HEADLINES - June 21, 2023

The headlines captured below do not represent the views of the City of Vancouver. The purpose of this communication is to provide an overview of how the City's business is reported in media. Staff may choose to opt in or out of receiving these communications by clicking unsubscribe at the bottom of this email. The translate function is available for articles and provided by Google Translate. Please note these translations cannot be guaranteed as exact or accurate.

Categories

[City Services](#)
[Arts, Culture and Community Services](#)
[Development, Buildings and Licensing](#)
[Engineering](#)
[Finance and Economy](#)
[Housing](#)
[Parks and Recreation](#)
[Planning and Urban Design](#)
[Public Safety](#)
[Sport Hosting, Film and Special Events](#)
[Sustainability](#)
[Transportation](#)

City Services

[Vancouver Mayor Ken Sim told a police board meeting that guns are inside of Vancouver s](#)

20 Jun 2023 • CBC Radio: On The Coast with Gloria Macarenko

[Interview w/ City of Vancouver's senior director of Indigenous relations Michelle Bryant-G](#)

21 Jun 2023 • CBC Radio: The Early Edition with Stephen Quinn

[Vancouver's development destroyed Burrard Inlet. Tsleil-Waututh Nation is determined to](#)

21 Jun 2023 • The Narwhal

Arts, Culture and Community Services

[Confession booth built from city signs invites Vancouverites to divulge their housing opinions](#) | [Translate](#)

20 Jun 2023 • CTV News

[Here's what's happening in B.C. to celebrate National Indigenous Peoples Day](#)

20 Jun 2023 • CBC.CA News

[Vancouver Public Library Summer Reading Club begins](#) | [Translate](#)

18 Jun 2023 • City News 95.7 (CJNI)

[West Point Grey public library opens next Tuesday](#) | [Translate](#)

20 Jun 2023 • Fairchild Radio

Development, Buildings and Licensing

[City staff back plan to replace 4 homes with condo building](#)

21 Jun 2023 • Vancouver Sun (Print Edition)

Engineering

[Why Redesigning Roads Can Save Lives](#) | [Translate](#)

20 Jun 2023 • The Tyee

Finance and Economy

[Vancouver's port, Canada's biggest, ranks nearly last in the world – this is a crisis](#) | Translate

20 Jun 2023 • The Globe and Mail

Housing

[Shutting down the Larwell Place modular homes](#) | Translate

21 Jun 2023 • CKNW: The Jas Johal Show

[Responding to questions on the closure of modular homes in Vancouver](#) | Translate

20 Jun 2023 • CKNW: The Jas Johal Show

[‘Shame’: Vancouver modular housing residents protest planned removal next month](#) | Translate

20 Jun 2023 • Global News

[Affordable housing at risk: Advocates warn closure of Larwill Place will increase homelessness in Vancouver](#)

20 Jun 2023 • The Vancouver Sun

[Larwill Place is closing and tenants are upset](#) | Translate

21 Jun 2023 • CTV Morning Live

[Vancouver housing advocates urge permanent solutions to modular units](#) | Translate

20 Jun 2023 • Global News

[B.C. leads country with highest proportion of renters living in unaffordable conditions](#) | Translate

20 Jun 2023 • Vancouver is Awesome

[BC leads country in spending "crisis amounts" of money on rent](#) | Translate

20 Jun 2023 • Daily Hive Vancouver

[Advocates rally against closure of Vancouver modular housing](#) | Translate

20 Jun 2023 • City News

Parks and Recreation

[Interview w/ VPB Commissioner Brennan Bastovovsky: Concerns are being raised over South Memorial Park Pond](#) | Translate

20 Jun 2023 • CKNW: The Jill Bennett Show

['Deeply unserious city': Vancouver park slide removed due to noise complaints](#) | Translate

20 Jun 2023 • Vancouver is Awesome

[Vancouver to decide on adding more dog parks this week \(RENDERINGS\)](#) | Translate

21 Jun 2023 • Daily Hive

Planning and Urban Design

[How Indigenous-led projects are building 'pride of place'](#) | Translate

20 Jun 2023 • Vancouver is Awesome

[Positive feedback on Vancouver's Jericho development, but massive scale questioned](#)

17 Jun 2023 • The Vancouver Sun

[Dan Fumano: Local First Nations unveil taller, denser vision for Jericho Lands development](#)

16 Jun 2023 • The Province

Public Safety

[Here's why police filmed people crossing the street in Vancouver](#) | Translate

20 Jun 2023 • Vancouver is Awesome

[17 firetrucks battled a massive tent fire in downtown Vancouver](#) | Translate

20 Jun 2023 • Daily Hive Vancouver

[Crews knock down large fire in downtown Vancouver tent](#) | Translate

20 Jun 2023 • CTV News

[Third alarm blaze at DTES tent](#) | Translate

20 Jun 2023 • Fairchild Radio

Sport Hosting, Film and Special Events

[Hundreds of skaters are hitting the streets of downtown Vancouver tomorrow \(PHOTOS\)](#) | [Translate](#)

20 Jun 2023 • Daily Hive Vancouver

Sustainability

[Keeping urban spaces cool](#) | [Translate](#)

20 Jun 2023 • CBC Radio: On The Coast with Gloria Macarenko

Transportation

[Watch: An exclusive below the scenes look at the new Broadway Subway tunnel](#) | [Translate](#)

21 Jun 2023 • Vancouver Is Awesome

[Metro Vancouver's top six most annoying construction projects this summer \(PHOTOS\)](#) | [Translate](#)

20 Jun 2023 • Daily Hive Vancouver

[Subscribe](#) | [Unsubscribe](#)

City of Vancouver - 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 Canada

To unsubscribe from this newsletter [Click Here](#)