

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>  
To: "Direct to Mayor and Council"  
Date: 5/27/2025 12:45:20 PM  
Subject: Arbutus & 7th project

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Good afternoon Mayor & Council,

In follow up to Councillor Kirby-Yung's inquiry below, we can confirm the following response has been set to several media outlets (City News, CBC, Vancouver Sun, The Tyee) and will be used ongoing for related replies.

*"The City of Vancouver, in partnership with BC Housing and the MPA Society, proposed a 13-storey supportive housing development at 2086 and 2098 West 7th Avenue and 2091 West 8th Avenue. The project would have provided 129 homes for people experiencing or at risk of homelessness, along with support services such as meals, healthcare, and life skills training. City Council approved the project at a Public Hearing in July 2022.*

*After this approval, the Kitsilano Coalition for Children and Family Safety challenged in court the public hearing process and rezoning decision. In response and at the request of the City of Vancouver, the provincial government introduced the Municipal Enabling and Validating Act (Bill 26) in 2023. This legislation was intended to validate the City's approval and prevent the courts from overturning the decision, effectively allowing the project to proceed despite the ongoing legal challenge. Subsequently, the City entered into a lease with the Provincial Rental Housing Corporation (BC Housing) to deliver the envisioned project.*

*Following this, in December 2024, the B.C. Court of Appeal ruled that Bill 26 was unconstitutional. The Court determined that the Act unlawfully interfered with the judicial process by attempting to override the Court's authority to review and decide legal matters. This interference violated the constitutional principle of separation of powers, which requires the legislative and judicial branches of government to function independently.*

*The City accepts the position of the Kitsilano Coalition for Children and Family Safety that the public hearing held in June and July 2022, which rezoned the property at 2086-2098 West 7th Avenue and 2091 West 8th Avenue, was procedurally flawed. As a result, the City has agreed to enter into a consent order, quashing the rezoning and the resulting development permit. The City will work with the Province and BC Housing, to consider next steps."*

Given this is a legal matter and pertains to a question of procedural sufficiency in the conduct of a public hearing, we encourage you to draw upon the foregoing statement in your correspondence with media, interest holders and constituents. As always, you are welcome to refer media inquiries to [media@vancouver.ca](mailto:media@vancouver.ca).

Should you require further information or clarification, please do not hesitate to reach out.

Best,

Paul

Paul Mochrie (he/him)

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.