

Hildebrandt, Tina

From: Nathan Edelson s.22(1) Personal and Confidential
Sent: Wednesday, October 17, 2012 3:38 PM
To: Correspondence Group, City Clerk's Office; Hildebrandt, Tina
Cc: Normajeane McLaren; Magee, Michael
Subject: 955 East Hastings - Public Hearing
Attachments: 955 East Hastings - Comments on Rezoning Proposal - October 17, 2012.doc

I am writing to request that Normajeane McLaren speak on my behalf at the Public Hearing for 955 East Hastings. She is familiar with most, if not all of the issues I would have raised.

As indicated in the attached document, I believe that the issues being faced in the Downtown Eastside and across the city regarding low income and affordable housing, employment and other complex social issues are challenging. Under current circumstances there are no simple solutions. They require the best thinking of many people – bringing different perspectives, resources and ultimately new partnerships to the table.

I believe that in the heat of public debate sometimes things are said that are less than true. I believe it is important that we hold ourselves and our potential partners to a higher standard of civility in public discussion and debate.

Over the past few weeks we have seen untrue statements about the Mayor's Task Force on Housing Affordability. Karen O'Shannacery Mark Guslits and I wrote a letter to the editor of the Vancouver Sun in an effort to clarify our understanding of the composition of the Task Force and the intention of its recommendations and those of staff.

Last night at the Public Hearing one speaker indicated that Council's vote could be purchased through campaign contributions. Although focused on Council, this kind of accusation has implications for the kind of public discussion all of us can have and the resources we can potentially bring to the table.

As Normajeane will indicate and as I have told some Downtown Eastside community leaders, I have worked on a small contract for the proponent of this project. I have also stated that the conclusions in the attached paper and Normajeane's presentation and our willingness to speak publicly are based on our own experience and judgment. These cannot be purchased.

I would also note that a significant number of the members and organizations engaged in the DTES Local Area Planning Program and other inner city initiatives have come out in support of this proposal. These include local BIAs as well as individuals and organizations with decades of experience in providing housing, employment, community arts and other services for thousands of residents in the inner city and elsewhere.

We need to seek rules of engagement that bring out the best each of us has to offer in solving the challenges we face. We also need to find respectful ways to stand up when necessary to those who would seek to diminish our ability to work effectively with one another.

On these issues, I would ask Mayor and Council to help lead – in part by establishing rules of civility at City sponsored meetings; and in part by the ways in which you debate and respond to one another and to the public.

Sincerely,

Nathan Edelson

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42nd Street Consulting

s.22(1) Personal
and Confidential

42nd Street Consulting

Cross-Cultural Relations – Community Development

Comments on
Rezoning of 955 East Hastings
Nathan Edelson
October 16, 2012

As you know, I was the Senior Planner for the Downtown Eastside for 15 years. In this capacity, I managed – with staff from other departments – the development of many initiatives including the DTES Housing Plan, Economic Revitalization Plan, Arts and Culture Strategic Investment Framework, and Food Security Strategy.

I would also note that Bruno Wall asked me to work with him and Bob Ransford on a small contract determine whether and if so how this proposal can be made to be consistent with the intent of those plans and also help address some of the concerns and suggestions raised by local residents and organizations.

I agreed to do this work under the condition that I would only speak publicly in support if I felt the project had merit and was consistent with the policies I helped develop.

HOUSING

This proposal is consistent with the DTES Housing Plan which has policies to replace SROs with Social Housing and to develop housing affordable for moderate income people:

1. It provides 70 units of social housing that will be owned by the City
2. It also provides 282 market housing units, many of which will be affordable to people who work in the inner city or downtown

ECONOMIC REVITALIZATION

This proposal will help achieve several of the key objectives in the Economic Revitalization Plan

1. It provides 57,000 of much needed Production, Distribution, Repair space
2. It pioneers combining this job space with residential uses
3. It provides opportunity for needed retail services
4. The developer is willing to work with the community to
 - a. Encourage subcontractors to give priority to local procurement, especially from firms hiring of people with challenges to employment
 - b. Encourage property managers to contract with social enterprises to provide maintenance, security, landscaping and other services needed for the operation of the building
 - c. Consider providing some commercial space for social enterprises

COMMUNITY ARTS

This proposal will also support the Community Arts policy since the developer is seeking ways in which a local arts organization can purchase or enter into a long term lease for about 20,000 sq feet and sublease it at rates affordable to local artists.

I would note that there are several ways in which this proposal could be improved:

1. SCALE

At 6.15 FSR, this is a very large building. This is to accommodate PDR as well as to provide social housing without senior government funding. This density should not be a precedent for other development – in part because about .55 FSR is below the Hastings grade and in part because we need to secure funding for social housing from senior governments and other sources.

I would also suggest some changes to break up some of the mass and to ensure it is welcoming along Hastings and along the lane. But these issues can be worked out through the Develop Permit process.

2. SOCIAL HOUSING

Only 7% of the residential units are proposed to be affordable for low income singles. However, the City will own 20% of the dwellings (78 units) in the building. The number affordable to low income singles and families should be increased – at least over time. This can be done by earmarking revenues generated from the low end of market social housing units and by continuing to secure fund from senior governments and other sources.

3. COMMUNITY ARTS

The Downtown Eastside is one of the main areas where art is produced in Vancouver. This makes important contributions to the city's economy as well as to the identity and cohesion, not only of the Downtown Eastside, but also to the broader Vancouver community.

Ultimately many of the young artists in the area go on to work in related or other fields. But their experience in the Downtown Eastside provides more than the equivalent of a university degree in community building and compassion that serves all of us well wherever they live.

As real estate prices are rising, many artists are being forced to leave the Downtown Eastside. This project can provide secure and affordable space for artists for many years to come. Staff should monitor progress and continue seek ways to provide additional affordable space for artists in this community and elsewhere.

4. FOOD SECURITY

One of the biggest challenges in the Downtown Eastside – especially east of Gore – is securing nutritious food at an affordable rate. The area needs a moderate sized supermarket and the proposed zoning should be adjusted to make this possible on this large site.

The developer has offered to work with the community and private sector partners to create a new model of food distribution wherein low income residents would be given special food credit cards so they could shop like everyone else. We did some preliminary research on this several years ago. I believe this should be pursued and the 955 East Hastings would be an ideal venue.

5. TIMING

Many years ago, when I was a young planner, I believed that all development should stop until the community's plans were completed. We came to two understandings over time.

The first is that if a project is generally in keeping with current and emerging policy, it is worth pursuing in a timely way. This is in part because the City, community and industry can learn a great deal from these early models. The important thing is to have a strong policy in place that makes it clear that the early models cannot be used as precedents for other proposals unless they are found to be consistent with the new community plan.

Secondly, I have learned that in an important sense time really is money. Under current and likely future scenarios we need to use the value of additional density to provide affordable rental and social housing. This means we need to find ways to expedite processes so that the funds for much needed housing are not lost to financing interest charges.

6. CIVILITY

The issues being faced in the Downtown Eastside and across the city regarding low income and affordable housing, employment and other complex social issues are challenging. Under current circumstances there are no simple solutions. They require the best thinking of many people – bringing different perspectives, resources and ultimately new partnerships to the table.

I believe that in the heat of public debate sometimes things are said that are less than true. I believe it is important that we hold ourselves and our potential partners to a higher standard of civility in public discussion and debate.

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I have indicated that I have worked on a small contract for the proponent of this project. I have also stated that the conclusions in this paper and my willingness to speak publicly are based on my own experience and judgment. These cannot be purchased.

I would also note that a significant number of the members and organizations engaged in the DTES Local Area Planning Program and other inner city initiatives have come out in support of this proposal. These include local BIAs as well as individuals and organizations with decades of experience in providing housing, employment, community arts and other services for thousands of residents in the inner city and elsewhere.

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On these issues, I would ask Council to help lead – in part by establishing rules of civility at City sponsored meetings; and in part by the ways in which you debate and respond to one another and the public.

CONCLUSION

By way of conclusion, I would note that I support this project.

I believe it will provide some much needed social housing for low income residents and market housing affordable to people who work nearby in the downtown and inner city.

It will also provide much needed space light industrial job space. And if this proves to be successful can provide a jobs platform to provide additional housing for low and moderate income people in other industrial and commercial areas.

Finally, this project can do a great deal – in and of itself – and as a model for other projects – to stem the loss of artists from the Downtown Eastside. For many reasons, it is essential this community and our region that we don't take the "art" out of the "Heart of the City".

I would also urge that serious consideration be given to seeking ways both now and into the future to increase the amount of social housing in the building for low income residents and for permitting and supporting development of an innovative supermarket that will allow low income residents and their neighbours to receive good quality food at affordable rates in a dignified manner.

Finally, I would ask all of us to seek ways of elevating the level of civility in our public discussions so we can generate new ideas and form the partnerships needed to address the complex challenges facing our community – some of which can be piloted at 955 East Hastings.

From: s.22(1) Personal and Confidential
To: [Correspondence Group, City Clerk's Office](#)
Subject: 955 E Hastings rezoning
Date: Thursday, October 18, 2012 6:40:53 PM

Hello;

My name is Verne Lindquist. s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

I support this application.
Verne

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Petition to Vancouver City Council

Stamps Place residents and community members utilizing Ray-Cam Co-operative Centre

5/1/67 (five parents)

13/1/67
Staff + volunteers

As a resident living in the neighbourhood, I support the proposed housing development at 955 East Hastings Street and want this housing for people already living in this area.

Name (Print)	Address (Print)	Signature	Additional Comments
Trevor Grafton -Austin	s.22(1) Personal and Confidential		Youth better place and safety environment to live.
Yvonne			Sounds great!! I wish I could live there as well.
Brandee			yes we need better housing a supermarket would be nice more we need to be rid of bugs for example.
Gina Hawkey			I like the idea of mixing cos it gives goals for others and hope. We need more families in there that R all ready in this neighborhood
Shannon Clayton			Need better housing and supermarket with no <u>BUGS</u> !

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Name (Print)	Address (Print)	Signature	Additional Comments
KATHLEEN MOSS	<p>s.22(1) Personal and Confidential</p>		<p>I THINK ITS A GREAT IDEA AS LONG AS THE AFFORDABLE HOUSING + THE MARKET HOUSING ARE MIXED TOGETHER INSTEAD OF ONE GROUP IN ONE AREA + THE OTHER IN ANOTHER AREA + ALSO WHO WOULD HAVE PRIORITY FOR THE SOCIAL HOUSING + WHAT KIND OF AMENAS WOULD BE BUILT WITHIN OUR COMMUNITY AS WELL AS A</p>
SS			<p>BETTER LIVING CONDITION PET FREINDCY LOW RENT NO DISCRIMINATION DRUG-FREE FAMILIES SENIORS AND SINGLE PEOPLE</p>
Kelly			<p>Affordable place for myself friendly environment. Supportive: Better choice for low income single people. choices to move into a better clean safe place</p>
Monica			<p>MORE AFFORDABLE HOUSING " ACCESSABLE SERVICES FAMILY ORIENTATED AREA, PARKS, NO DISCRIMINATION, EQUAL RIGHTS</p>
MARK FREEMAN			

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<p>Madue</p>	<p>s.22(1) Personal and Confidential</p>		<p>More Family oriented, safety, Affordable, secure, welfare with people with disability (easy access) Kids and pets friendly Supermarket (easy and affordable) Coffee shops, Art gallery, Bank, etc. Healthy conditions to live on.</p>
<p>Kika</p>			<p>Affordable, better condition to live. Supermarket pharmacy, bank coffee etc. We deserve better.</p>
<p>Didica</p>			<p>Better conditions for families to be living, pet friendly. Secured buildings better management. NO BUGS</p>
<p>ALEX VASILJEVIC</p>			<p>IT IS A GREAT IDEA</p>
<p>Stephanie Erdle</p>			<p>As a medical student volunteering at Raycam, I can see the positive impact Raycam has on the community. I greatly support the proposed housing development.</p>

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Name (Print)	Address (Print)	Signature	Additional Comments
Scott Clark	s.22(1) Personal and Confidential		use a social, economic, ecological sustainable engagement, now, during, the tear-down, construction and after - EMPOWERMENT
Michael Yong			This is a very important facility for local residents, including families, kids, and even volunteers. Improving this building would have a huge positive impact.
Lindsay Dod d			Raycam has such a positive impact on the community for both adults and youth. Any community enhancement would greatly enhance the health of the community.
Barbara Mroczek			There is a need for more family housing and activities. From seeing the services Raycam provides it is important for the people of all ages living here - to have a place to go in the community for recreation etc.
Julianne Busby			This community center has a very very positive impact on its community.

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Name (Print)	Address (Print)	Signature	Additional Comments
M. Sophie Driedger	s.22(1) Personal and Confidential		This is very important to integrate Ray Cam & all of us who live - Stood & Commit
Duong Pham Thi			Very Very important to people
Jenelle McMillan			Family housing and affordable family housing must be a priority for Vancouver families living in this area not market housing.
STACEY BONENFANT			SAFE & welfare rate based housing MUST BE PRIORITY IN DTES to create a healthy community & families
DON WHITTNEY			MORE AFFORDABLE HOUSING FOR PEOPLE WITH DISABILITIES AND PETS,

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Name (Print)	Address (Print)	Signature	Additional Comments
Amy Biavaschi	s.22(1) Personal and Confidential		Note "Some of us want to live in a better neighborhood"
YVETTE JOE			
Diane Smith			
Ruthann Benner			Family Initiative is key to a supportive neighborhood. in DTES/Strath
Khad:ja DANAMI			

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Name (Print)	Address (Print)	Signature	Additional Comments
Deidra Fell	s.22(1) Personal and Confidential		
Rosy Shandri.			
Tara Walkus			
Naomi Craig			Volunteer Worker
Anna Guerriero Tham			Volunteer Worker

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Name (Print)	Address (Print)	Signature	Additional Comments
Marilyn McKee	s.22(1) Personal and Confidential		
Thomas Tsang			As a staff member at Ray Cam, I see this project as a benefit to the community and gives opportunity to more businesses flourish and establish themselves here. Currently, there is only one bank in the community, and a lack of a market other than convenience stores. With the extra units and new families, there would be a new demand for these services.
Bob Gilson			As a staff member of Ray Cam Community Centre I know this will have a positive effect on this community.
Cyrus GREENALL			Volunteer for three years at Ray Cam community centre
Dylan Beechey			Volunteer with Ray Cam Coop Centre three years.

Petition to Vancouver City Council

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Name (Print)	Address (Print)	Signature	Additional Comments
Andrew	s.22(1) Personal and Confidential		thumbs up
Jesse			thumbs up / go for better area for our families and community.
LOWELL PAUL			(stamps)
DAN, DISTÉFAVO			Need Grocery Store and no inmate.
PAUL Thomas STAFF member.			grocery store much needed.

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Name (Print)	Address (Print)	Signature	Additional Comments
Maddy Kipling	s.22(1) Personal and Confidential		Youth think it's positive + one kid says Rich people will give better halloween candy Markus ✓
Alain Guy			
Larry Natrou			
Ann Huang			Store owner ✓
Gina Yu			

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Name (Print)	Address (Print)	Signature	Additional Comments
Kayleen August	s.22(1) Personal and Confidential		
Joseph Rosey			
Alex Hall-Tom			
Antoinette Smith			
Erin Riopel			

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Name (Print)	Address (Print)	Signature	Additional Comments
Kung Ku yang	s.22(1) Personal and Confidential		
Luk Mee Shia			
KEE FER TEP SA TEP SA TANG			
LI RUI LUEN Jean Cheng			
Jean Cheng			

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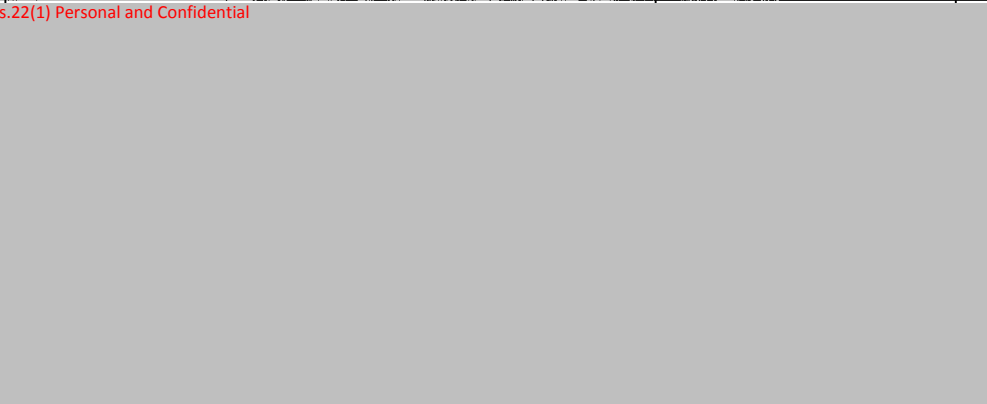
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Name (Print)	Address (Print)	Signature	Additional Comments
HOM FOR LIFE	<small>s.22(1) Personal and Confidential</small> 		
ROOM MEI PEI			
Pauline Heng			
Linda Jung			
Jennifer Ho			

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Name (Print)	Address (Print)	Signature	Additional Comments
Banafsheh Sadeghi	<small>s.22(1) Personal and Confidential</small> 		
Sabine Tanasiuk			Re-worker