

Burke, Teresita

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Monday, January 15, 2018 5:04 PM
To: Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; De Genova, Melissa; Louie, Raymond; Bremner, Hector
Subject: CD-1 Rezoning: 58 West Hastings Street

Re: CD-1 Rezoning: 58 West Hastings Street
Public Hearing on 16 January 2018

The only functional point of speaking or writing on the topic of the development proposal for 58 West Hastings Street is to say: I oppose the current plans for this site.

This current lame-duck Council should go into a 2018 moratorium on any matter that can be deferred. Because Council has already lost its mandate. It is apparent that four years is far too long for a "term."

The inexcusable temporal gerrymander away from more frequent accountability to voters has not worked out well. Has it? I watch many councillor retreads shredding away right now on the spinning wheels. With great disgust.

I have a fair bit of personal history with 58 West Hastings Street, and the adjoining area. Most recently, at the open house of 25 October 2017, I stood among those objecting to the current proposal. Back in early 2010 I did support work for the tent city that made appropriate use of the location. That gathering of people bore strong witness to the insidious agendas of the 2010 Olympics – that developer-serving low bilgewater mark of shame in the history of Vancouver.

What does it say when the City of Vancouver **cannot deliver on even one building** that provides 100% community-controlled social housing at welfare and pension rates? To me it says first of all that "policy" seeks to embrace a tsunami of dirty money and really to use none of it ever for the good of current Vancouver residents. Beyond that, it signals intent to adhere to a single "welfare" model that starts by disempowering those who are being "helped."

Policy tokenizes its occasional charitable gestures, like this one, because the real agenda is displacement. Policy ultimately wants for the people who are not wanted here to leave town. Or die. Both of which they do, repeatedly.

The report cites

a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens. (page 5)

Until I see a report that says –

a thoughtful balance that supports the development of a mixed-income community in Shaughnessy while adding significant population to the excruciatingly low density enjoyed by Vancouver's most privileged citizens

– I will know that any City of Vancouver appeals to "mix" are unidirectional, highly discriminatory, and brutally displacive. In short, any mention of "mix" makes it clear that City of Vancouver is once again loading up on its single nastiest weapon in the gentrification war.

Whatever happens to this proposal, this particular site will stand as a monument. If you approve the current proposal, and disregard the strong and long-expressed demands of the local area community, 58 West Hastings will become a monument to Mayor Gregor Robertson's personal dishonor. As representative, he publicly signed a commitment to deliver something different. In the paragraph that describes this event on page 7 of the report, the word "target" needs to be circled and annotated as "weasel word."

Sincerely,

Joseph Jones

Burke, Teresita

From: Debra McNaught "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 5:09 PM
To: Public Hearing
Subject: 58 West Hastings -- you broke your promise, Gregor!!

Dear Mayor and Council,

The idea (and construction) of Social Housing has been abandoned by all three levels of government for the last 30 years.

The DTES is in desperate need of truly affordable social housing at the welfare and pension rate of \$375 per month, because the City's definition of "affordable" bears no relation to those on social assistance OR the working poor.

The Chinatown Foundation's involvement in 58 West Hastings is a very bad idea.

A hospital with ambulance bays taking 3 floors in a residential building is a very bad idea.

Allowing gentrifying businesses to operate on the ground floor is a very bad idea.

In short, the only thing the Mayor got right about all of the above was to sign the agreement on August 2, 2016. I watched him sign it and suspected at the time he would weasel out of the agreement.

Where is the rooftop garden?

Where is the meeting space?

Where is the "community run" plan?

Instead, you will appoint an organization like Community Builders to oversee the eventual building on that site, just as the City has done with 57th and Heather. Community Builders is a disaster of a housing society -- so you're setting the modular housing project up for deliberate failure?

When is the City going to start getting things right? Oh, that's right -- Gregor and his real-estate-flipping millions won't be around much longer, giving Vision Vancouver all the opportunity they need to waffle out of anything positive planned for 58 West Hastings.

Build the social housing the City pledged on August 2!!

Debra McNaught

Burke, Teresita

From: Emma Kohl <[REDACTED] s.22(1) Personal and Confidential">
Sent: Monday, January 15, 2018 8:05 PM
To: Public Hearing
Subject: Pension/welfare rate housing at 58W Hastings

To whom it may concern,

I am writing to you today to emphasize the immediate need for 100% community controlled housing rented at welfare and pension affordable rates.

The city of Vancouver's definition of social housing excludes homeless and low-income people. According to the city of Vancouver's definition of social housing, rent can be as high as \$912, when a single person on welfare only received \$375 a month.

It is time the city of Vancouver stops the injustices and disservice to it's homeless and low income populations, and makes effective change.

Thank you,

Emma Kohl

Burke, Teresita

From: Erin Peters <[REDACTED]>
Sent: Monday, January 15, 2018 9:58 PM
To: Public Hearing
Subject: Rezoning Application for 58 W Hastings Street

Dear Mayor and Council,

I would like to write to say that I am opposed the concept of a social mix at 58 W. Hastings. This was done at Woodwards and the low income residents there feel totally alienated and pushed aside. It needs to be 100% tenant controlled social housing- social mix usually just means more gentrification.

Thank you,

Erin Peters

[REDACTED]

Burke, Teresita

From: Heather Joan Tam [REDACTED] "s.22(1) Personal and Confidential"
Sent: Monday, January 15, 2018 10:51 PM
To: Public Hearing
Subject: Social housing at 58 West Hastings at welfare/pension rates

Dear Mayor Gregor Robertson and members of Vancouver City Council,

As a resident of Vancouver who has over the years seen rents rise in the city and gentrification create zones of exclusion for and displace low-income residents of the Downtown Eastside, I urge you to build 100% community-controlled social housing at 58 West Hastings proportionate to welfare and pension rates with sufficient amounts for other living expenses. Current housing is not meeting the needs of the neighbourhood, particularly for the 1200 homeless people and 3000 SRO residents without housing at an adequate standard. Given 500 units of housing were lost last year, decent and affordable housing is essential. I ask that you use this opportunity to provide housing that is truly affordable for people living in poverty. Housing is a right for all.

Yours truly,
Heather Joan Tam

[REDACTED] "s.22(1) Personal and Confidential"

Burke, Teresita

From: Dan Pon - "s.22(1) Personal and Confidential"
Sent: Tuesday, January 16, 2018 9:09 AM
To: Public Hearing
Subject: 58 West Hastings

Dear City Staff,

My name is Dan Pon, I was born and I live and work in Vancouver.

I am writing to express my support for 100% social housing at welfare and pension rates for the development at 58 West Hastings as outlined by the Carnegie Community Action Plan and other DTES advocacy groups. Though I am unable to speak at the hearing today, I would like to add my voice to those who demand accountability for promises made by Mayor Gregor Robertson in Fall 2016.

100% social housing at 58 West Hastings is a vital step toward ensuring our city's most vulnerable and vital populations are protected against the dangers of chronic homelessness, which studies have shown reduces life expectancy by nearly half. Mixed housing models have proven to be ineffective as the same damaging effects of displacement of poorer residents occurs when market and luxury condos and storefronts are built in any representation, especially given the legacy of other local developments such as Woodwards.

Homelessness is reaching record levels in Vancouver with the loss of some 500 units of affordable housing and SROs last year. Proactive action must be taken to counteract the very real damage this is causing, and 58 West Hastings is a critical site to begin with.

Vancouver is a city that is celebrated for its diversity and liveability but for many residents of lower socio-economic groups this couldn't be further from the truth. The forces of the market, particularly the real estate market, are transforming our city into a hostile and exclusionary landscape on class lines and our municipal government once again has an opportunity to stand up for the people it represents. Please do not let us down.

sincerely,

Dan Pon

"s.22(1) Personal and Confidential"

Burke, Teresita

From: Paloma Amato "s.22(1) Personal and Confidential"
Sent: Tuesday, January 16, 2018 9:23 AM
To: Public Hearing
Subject: 58 W. Hastings Public Hearing

To Whom It May Concern:

I am writing this letter to voice my support for the building of a community-controlled social housing development at 58 W. Hastings.

As someone that was born in Vancouver and has spent the majority of my adult life here, I have recently had to leave this city due to the radically inflated cost of living (the highest in the world, when scaled to income). As a college-educated, middle class individual, the crush of this housing crisis is minimal, when compared with Vancouverites who face multiple and systemic barriers of access to housing and employment, as is the case for many long-time residents of the Downtown Eastside.

Through their tenacious fight for housing rights, these residents have been clear: the predatory practices of developers, in collusion with the City of Vancouver, have created aggressive gentrification in the DTES, which has disenfranchised people of their basic rights to housing, food and community. In recent years, mayor and council have consistently engaged in PR optics and diversions, rather than address the real lived poverty conditions of long-time residents of the Downtown Eastside. The gentrifying forces of a city that is as consistently developer-friendly as Vancouver, cannot be diluted by a rhetoric of inclusion that this government has routinely tried to hide behind. 'Social mix', 'urban renewal' – even 'affordable housing' – buzzwords that have been coopted to conceal policy decisions that come at the cost of displacing some of the city's most vulnerable residents, for the benefit of creating capital for the least vulnerable. I'm not sure how the City of Vancouver qualifies a \$900 rent as 'affordable social housing' in a city where the minimum wage just rose to \$14/ hour (taking into account the accepted metric that housing should not exceed one third of a person's income to be considered affordable). Some worse math: \$900 especially doesn't qualify as 'affordable' for a person that is living on welfare, with a housing allotment of \$375/ month.

Alongside the rapid expansion of high-end condo development in the DTES, this neighbourhood lost 500 units of low-income housing last year alone. Questions that I have for developers and city council include: "Where do you think these people go?" "How do you justify these policy decisions alongside the knowledge that homeless people have half the life expectancy of other members of society?" or, "remember when Vision ran on a platform of ending homelessness???"

I have a concern that council members work hard to not think about these questions. With this letter I want to make clear that many Vancouverites do think about these questions, just as they think about the established fact that the majority of funding for Vision Vancouver elections has come from real estate developers. At a time when the number of homeless Vancouverites is at an all time high, the city's proposal for 70 low-income units is simply put, inexcusably insufficient.

I close this letter in solidarity with with the 1200 homeless people and 3000 SRO residents in the DTES, residents and activists whose knowledge on this matter informs their crucial demands. The assessment that a 100% community-controlled, welfare/pension rate housing development at 58 W. Hastings, would serve to resist the gentrification and displacement that resulted from the Woodward's development, is a credible and reasonable demand.

Paloma Amato
"s.22(1) Personal and Confidential"

Burke, Teresita

From: Rianne Svelnis "s.22(1) Personal and Confidential"
Sent: Tuesday, January 16, 2018 10:37 AM
To: Public Hearing
Subject: comments for 58 West Hastings

Good morning,

I'm writing to express my support for the call to make 58 West Hastings 100% welfare and pension rate social housing. I grew up on Main Street in Vancouver, am currently a resident of Strathcona.

At this time, with aggressive gentrification processes at work in Chinatown and the DTES, it is essential that the City of Vancouver shows support for low-income residents, many of whom are elders and/or otherwise marginalized people. The City of Vancouver needs to show that it supports the needs and requests of these communities. Here are some reasons, outlined by the Carnegie Community Action Project, why we need 58 West Hastings to be 100% welfare and pension rate social housing.

- The City of Vancouver's definition of social housing excludes homeless and low-income people. Rent in CoV's definition of social housing can be high as \$912 when a single person on welfare only gets \$375 a month for rent
- 1200 homeless people and 3000 SRO residents live in the DTES without decent, affordable housing
- Homeless people have half the life expectancy of other people in society
- Social mix does not work and contributes to gentrification and mass dislocation of poor people as seen with the Woodward's development
- The proposed project the city is going with could provide as few as 70 units instead of 300 at a time with record high homelessness.
- Over 500 units of low-income housing were lost to low-income people last year (Balmoral Hotel, Quality Inn, Roddan Lodge, Jubilee Rooms);
- The DTES desperately needs a development to counteract the gentrification brought on by Woodward's. A 100% low-income development close to Woodward's will help

In conclusion, it is essential that the City of Vancouver supports the call for 100% welfare and pension rate social housing; that the demands of these communities are heard, and that action is taken to support them.

Sincerely yours,

Rianne Svelnis

"s.22(1) Personal and Confidential"

Burke, Teresita

From: Angela Ho s.22(1) Personal and Confidential
Sent: Tuesday, January 16, 2018 12:32 PM
To: Public Hearing
Subject: 58 West Hastings Rezoning

Hello,

My name is Angela Ho and I am writing to express my opposition to the current rezoning application for 58 W Hastings. I am in support of the community's calls for 100% social housing at welfare shelter rates for this site, and ask that City Council reject this application.

Thank you,
Angela

Burke, Teresita

From: Scott Neufeld "s.22(1) Personal and Confidential"
Sent: Tuesday, January 16, 2018 1:36 PM
To: Public Hearing
Subject: 58 Hastings 100% social housing!

Good afternoon,

My name is Scott Neufeld and I am a PhD student at SFU. I facilitate writing workshops in the DTES for Megaphone magazine thursday nights at onsite and I have many friends who live and work in the DTES. As an ally and an activist, I feel it is important that I add my voice to the loud chorus of residents who want to see their vibrant, inclusive, low-income community preserved in the DTES. The fate of the 58 Hastings site will make a huge impact in this regard.

I am writing to simply say that I oppose the current plans for mixed use housing at 58 Hastings. As the city is well aware, DTES community members have tirelessly called for this space to be developed into 100% community controlled housing (not institutional, quasi-prison 'supportive housing') offered at welfare and pension rates. Two tent cities have been built on this site to fight for this, and call attention to the broken promises and delayed action of the city and BC Housing on providing the housing this community needs. The most recent tent city culminated in Mayor Gregor Robertson signing an agreement that the site be developed into 100% social housing at welfare and pension rates (NOT the city's mangled redefinition of 'social housing' that leaves only a small proportion of units available for those with the lowest incomes among us who are most vulnerable to homelessness). I realize this kind of housing is unheard of these days, that no one builds it anymore, that we "can't convince developers to build social housing". But the city can do more to incentivize this kind of a project, and it would be a great contribution to the social good and well-being of the DTES low income community.

We are in the midst of a housing crisis, with ever-increasing homeless count numbers in Vancouver and the lower mainland. The last thing a community like the DTES needs is more gentrification fuelling "mixed income" condos with a few token supportive housing units thrown in to give the impression of progressiveness. get real. It would mean so much to the DTES community to have this one site serve as a beacon of progressive social housing policy like the good old days when investment in brick and mortar housing was high (rather than rent supplements etc.) and homelessness was almost non-existent. It would mean so much to this community to have a big win at this site, to see it developed in alignment with the dreams and vision of the inspiring and tireless community organizers and advocates living in the DTES.

Why not let this project be the legacy of this council, of this mayor? You campaigned in 2008 on a promise to end homeless by 2015. Well that didn't go so well, in fact it went terribly. The least you could do is be an advocate for a project that would make a serious dent in the unconscionably high numbers of homeless folks in Vancouver, and honour DTES capability and autonomy in the process.

Thank you for consideration, and I urge you to reject this project as currently proposed and instead respect DTES community wishes to see 100% community controlled social housing at 58 Hastings.

Respectfully and hopefully,

Scott Neufeld, BA (Hons.), MA

Burke, Teresita

From: Sid Chow Tan周明輝 <"S.22(1) Personal and Confidential">
Sent: Tuesday, January 16, 2018 2:11 PM
To: Public Hearing
Subject: 58 West Hastings Street

I acknowledge the Musqueam, Squamish and Tseil-Waututh people and their unceded territory on which we meet.

Mayor and Councillors.

Thank you for the opportunity to write about on 58 West Hastings. My name is Sid Chow Tan and I am a forty plus years resident of Vancouver and a two and a half year resident of the Downtown Eastside.

I appeal to Vancouver city council to build 100% community controlled social housing at welfare and pension rates at 58 West Hastings Street.

The City of Vancouver's definition of social housing excludes homeless and low-income people. Rent in CoV's definition of social housing can be high as \$912 when a single person on welfare only gets \$375 a month for rent.

1200 homeless people and 3000 SRO residents live in the DTES without decent, affordable housing.

Homeless people have half the life expectancy of other people in society.

Social mix does not work and contributes to gentrification and mass dislocation of poor people as seen with the Woodward's development.

The proposed project the city is going with could provide as few as 70 units instead of 300 at a time with record high homelessness.

Over 500 units of low-income housing were lost to low-income people last year (Balmoral Hotel, Quality Inn, Roddan Lodge, Jubilee Rooms).

The DTES desperately needs a development to counteract the gentrification brought on by Woodward's. A 100% low-income development close to Woodward's will help

I hope the CoV does not renege on its promise for 100% welfare/pension rate housing at 58 West Hastings. What is needed now at a time of record homelessness is a project that can provide over 300 units to low-income people.

I witnessed Mayor Gregor Robertson signing the promise at the Carnegie Community Centre on August 2, 2016 that the 58 West Hastings building would be 100% welfare/pension rate, community controlled housing.

Thank you for your time.

Sid Chow Tan
"S.22(1) Personal and Confidential"

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This email and any attachments are confidential and may also be privileged. If you are not the intended recipient, please delete all copies and notify the sender immediately. Thank you.

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In all fighting, the direct method may be used for joining battle, but indirect methods will be needed in order to secure victory.

In battle, there are not more than two methods of attack - the direct and the indirect; yet these two in combination give rise to an endless series of manoeuvres.

The direct and the indirect lead on to each other in turn. It is like moving in a circle - you never come to an end. Who can exhaust the possibilities of their combination?

Sun Tzu, The Art of War

Burke, Teresita

From: 陳敬望 King-mong Chan "s.22(1) Personal and Confidential"
Sent: Tuesday, January 16, 2018 2:26 PM
To: Public Hearing
Subject: 100% Genuine Affordable Social Housing at 58 W. Hastings

Dear City of Vancouver, I'm writing to express my concern about the current proposal for the rezoning application at 58 W. Hastings. I frequent the area and have connections to the Chinatown community and given the gentrification pressures in the neighbourhood, we cannot afford to fall short of 100% genuine affordable social housing which should be at welfare and pension rate. City Council needs to mandate an increase of the number of social housing units at this site to 100% that must be rented out at no higher than welfare and pension rates. Also, the project is still not currently controlled by the low-income community of the neighbourhood and that is very concerning regarding the life and living situation of the residents in the social housing project. Thank you.

Take care,
陳敬望 King-mong Chan

Dear Honorable Members of Council,

My name is Tessa Martens and I currently live and work in the downtown east-side neighbourhood. I have come to love this neighbourhood, the people who live here, and the diversity that is found in this place and carry this unique neighbourhood close to my heart.

It is with great concern for this neighbourhood that I am writing to you today in regard to the public hearing for the rezoning application of 58 West Hastings. I stand with many in the neighbourhood and together appeal to you, City Council, to **build 100% community controlled social housing at welfare and pension rates at 58 W Hastings.**

Today, we are in the midst of a housing crisis that is reaching record heights. There are 1200 residents of this neighbourhood who are homeless, and another 3000 SRO residents who lack decent, affordable housing. Contributing to this crisis is the annual loss of low income housing in the neighbourhood where this year alone 500 units were lost (Balmoral Hotel, Jubilee Rooms, Quality Inn, and Roddan Lodge). With this reality in mind, my concern with the proposed project is that it could provide as few as 70 low income units to the neighbourhood when this neighbourhood is in desperate need of the full 300 units dedicated to rental at welfare and pension rates. Another concern is that the City of Vancouver's definition of social housing excludes homeless and low income people; specifically those relying on pension and welfare as income. According to the City of Vancouver's definition of social housing, rent can be as high as \$912. For an individual receiving welfare, the allocated amount for rent is only \$375. This means that many residents of this neighbourhood, and the people who are in the greatest need of housing will be excluded from the social housing that will be offered in this project. Finally, as displacement continues because of gentrifying projects such as Woodward's, the downtown eastside would benefit greatly by a project of this calibre in close proximity to the Woodward's building to offset the displacement that continues to occur.

I acknowledge that at this time the city overall is changing and facing lots of pressure and that the downtown eastside has also seen immense change in recent years. As you seek to make the best decision for the people of Vancouver, I ask that you remember the people who are at the margins of our society - the people who are impacted the most by the decision you will make. Will you reconsider your current plan for 58 W Hastings and build 100% community controlled social housing at welfare and pension rates to create a better Vancouver for all of us.

Thank-you.

Regards,

Tessa Martens
Community Member

Burke, Teresita

From: Lena Danyluk ^{"s.22(1) Personal and Confidential"}
Sent: Tuesday, January 16, 2018 2:43 PM
To: Public Hearing
Subject: 58 W.Hastings

Hello Vancouver City Council,

Happy Tuesday!

My name is Lena Danyluk, and I have lived and worked in the Downtown Eastside for the the last year and a half.

I am writing to ask you for 100% Welfare and Pension rate housing at 58 W. Hastings.

This is a matter of urgent need for the 1,200 homeless people in our city, a population for whom the housing crisis is not just a worry, but a life-threatening reality. Think of the lives that could be changed and blessed if all 300 units were used to home those with no current address or those living in SRO Hotels. A decent and affordable home is deserved by all, not just those lucky enough to pay more than \$900 in rent. And as 500 units of low-income housing were lost in this year alone - from Roddan Lodge, Balmoral Hotel, Quality Inn, and Jubilee Rooms - it is about time that our community members living in the worst of the housing crisis begin to see some change and hope.

In my short time thus far in Vancouver, I have heard the stories of many of my friends, for whom 100% Welfare and Pension rate at 58 W. Hastings is a hope and a dream, not only for themselves but for their neighbours. The fact is though, they have had many dreams of secure housing denied them. Please don't let this be one of those times. Please work with us in bringing about 100% Welfare and Pension rate housing at 58 W. Hastings.

Thank you for your consideration and taking the time to read this,

All the best,

Lena Danyluk

^{"s.22(1) Personal and Confidential"}



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