



**1636 Clark Drive and 1321 to
1395 East 1st Avenue**



CITY OF
VANCOUVER



Summary of Recommendations



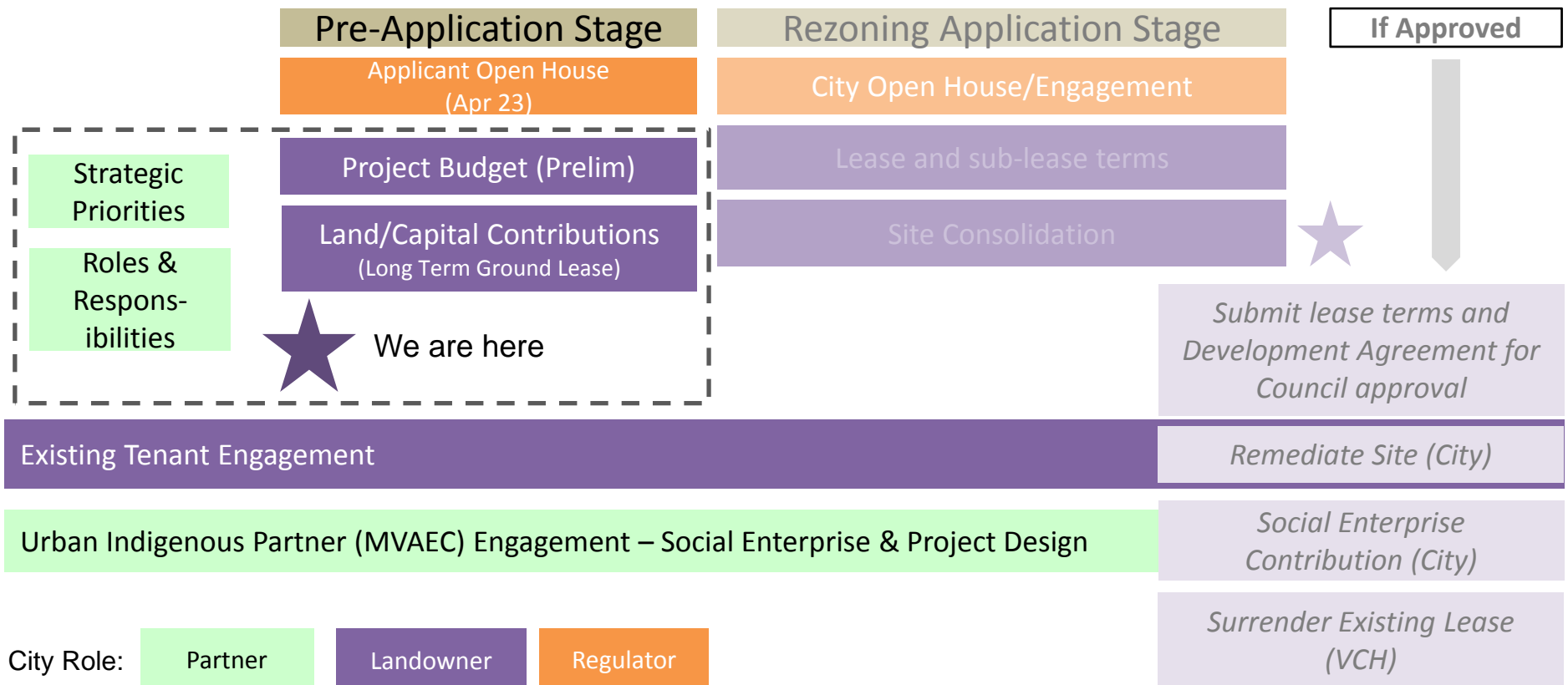
Proposed Project Phase – Recommendations from City as Landowner, Government Partner

- 1 Approve Partner Memorandum of Understanding
- 2 Receive for information preliminary project budget
- 3 Authorize staff to begin negotiation of ground lease
- 4 Approve the capital contribution (land) of \$16,700,000

MOU – Project Timeline



Memorandum of Understanding



City Role:

Partner

Landowner

Regulator

Project Location



Memorandum of Understanding (MOU)



BC Housing is the lead applicant for the City's rezoning and development processes.

BC Housing will be responsible for development costs and social housing component .



Pending rezoning approval, VCH would operate the withdrawal management centre and transitional housing components of the project.

VCH services will be trauma-informed and culturally safe. Centre will include academic, teaching and learning hub.



Pending consolidation and rezoning approval, the City would provide long term ground lease (99-yrs) with BC Housing, provide tenant relocation plans, and remediation costs.

The City would sub-lease and operate the social enterprise component, working with Indigenous partners.

MOU – Key Components

1



Approximately **60 – 100 units of social housing** for low-to-moderate income households to be operated by a non-profit housing provider.



2



Withdrawal management centre providing inpatient and outpatient withdrawal management, sobering and at-home withdrawal services in one location.



3



City **social enterprise program space** focusing on Indigenous healing and wellness through employment.



= Building the right supply, more affordable housing options, creating community connections

= Better access points to services, safer transition points after initial treatment, more best practice

= Building a City of Reconciliation, supporting healing and wellness, access to employment

MOU – Key Components

1



= Building the right supply,
more affordable housing
options, creating community
connections

BC Housing would be leaseholder; housing would be operated by non-profit provider

- Approximately 60 to 100 units of social housing
- Minimum one-third of units would rent at or below Housing Income Limits; will explore opportunities to deepen affordability beyond minimum requirement
- Secured as rental for life of the building
- Eligible tenants on existing site would be offered right of first refusal on new social housing

MOU – Key Components

2



State-of-the-art withdrawal management centre would be subleased from BC Housing by VCH - replace existing Vancouver Detox

- Enhanced inpatient & outpatient withdrawal management
- Sobering centre and at-home withdrawal services
- Will include **20 new beds of short term housing** to support clients transitioning to longer-term solutions

= better access points to services, safer transition points after initial treatment, more best practice

Academic teaching, research and learning hub to support staff development, knowledge transfer and sharing best practices in withdrawal management

Trauma-informed, culturally appropriate services intended to meet the needs of Indigenous and other community members

MOU – Key Components

3

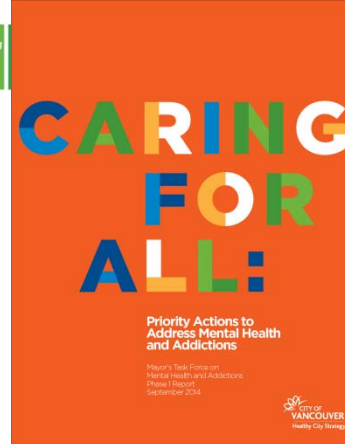
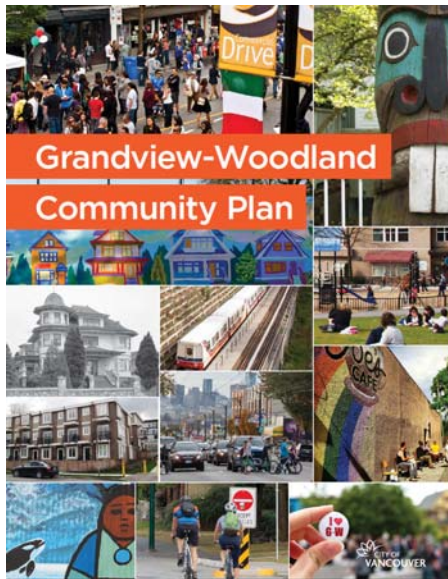


= Building a City of Reconciliation, supporting healing and wellness, access to employment

City would sublease the social enterprise program space from BC Housing

- Focus on Indigenous healing and wellness through employment
- Work with **Metro Vancouver Aboriginal Executive Council** to identify potential partners and program
- Provide access to low-barrier employment, building on Community Economic Development Strategy

Context - Priority Policy Objectives



Housing Vancouver – 3 Year Action Plan Themes



Actions to address speculation



Retain / Renew Rental and Protect Renters



Shift toward the right supply



Monitor and track progress / Improve Processes



Support diverse ways of living

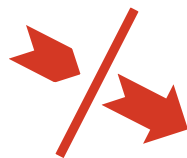
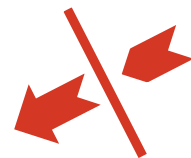
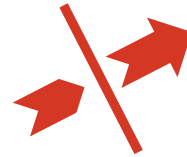
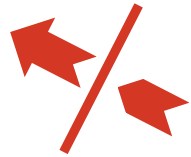


Intergovernmental work – Align with partners

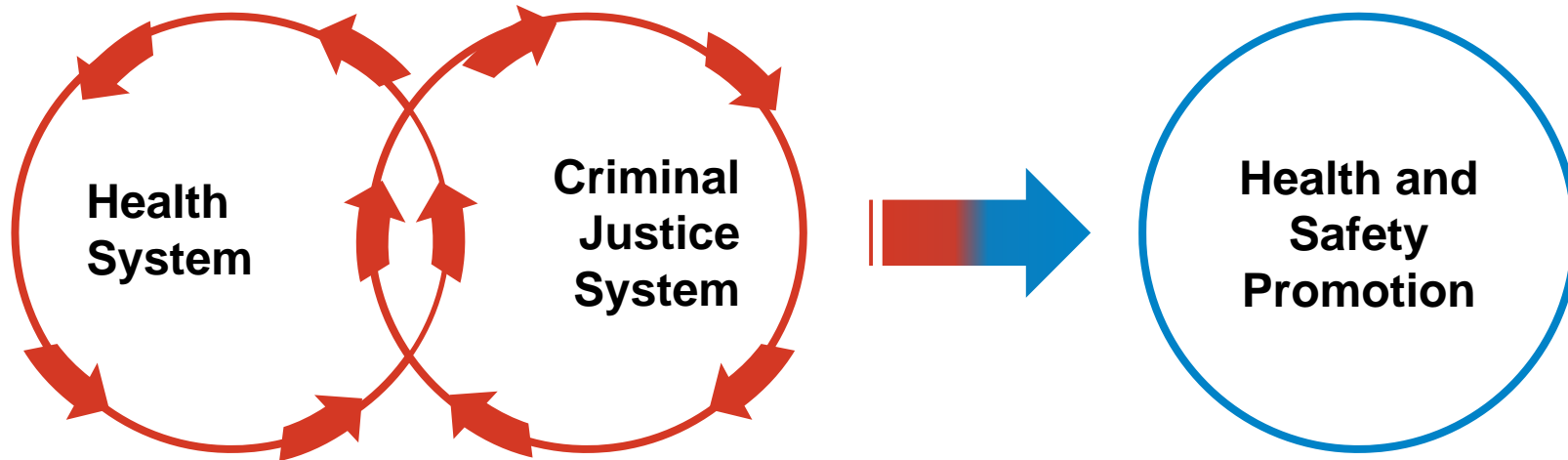


Deliver Non-market housing / Focus on Indigenous housing / Address Homelessness

Addressing Stigma, Exclusion and Access



Health Promotion Approach



Disconnected, limited opportunity, stigma persists

Comprehensive Plan

Project Focuses on All 4 Goals

Prevention

Treatment

Harm Reduction

Safety & Inclusion

Project Objectives

- 1 Promote recovery through culturally safe and trauma-informed services
- 2 Address gaps in access to/transitions from treatment & recovery through employment
- 3 Promote housing stability while in treatment
- 4 Increase permanent housing options for low-to-moderate income households, including singles and families
- 5 Decrease contact with the criminal justice system and divert pressure away from emergency rooms



Comprehensive Plan

Prevention

Treatment

Harm Reduction

Safety & Inclusion

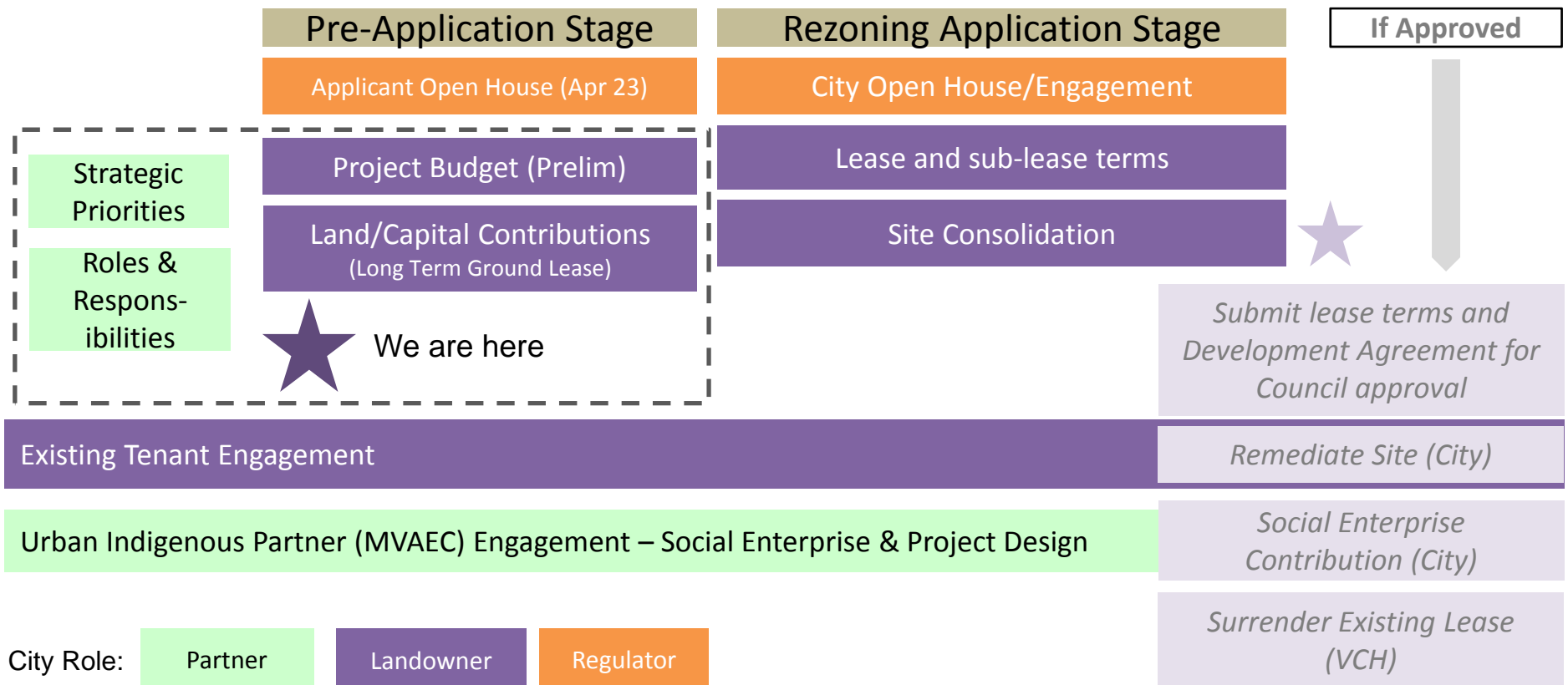
Estimated Development Costs

Land Contribution (CoV) <i>(Long-term Ground Lease)</i>	\$16.7 million
Environmental Remediation (COV)	TBC
Construction/Development	\$46.5 million
Soft costs	\$18.0 million
Total	\$81.2 million + TBC

MOU – Next Steps Project Timeline



Memorandum of Understanding



City Role:

Partner

Landowner

Regulator

Thank You