

**1636 Clark Drive & 1321-1395 East 1<sup>st</sup> Avenue**  
**Public Hearing Presentation**

**February 20, 2019**

# Project Partners



## BC HOUSING

BC Housing partners with private and non-profit sectors, provincial health authorities, ministries, government, and community groups to develop, manage and administer a range of subsidized housing options across the province.

**Making a positive difference in people's lives and communities through safe, affordable and quality housing.**



# Responding to the Housing & Addictions Crises



**90 units of affordable rental/social housing** for low-to-moderate income households to be operated by a non-profit housing provider. The proposal will meet the City of Vancouver's definition of social housing.



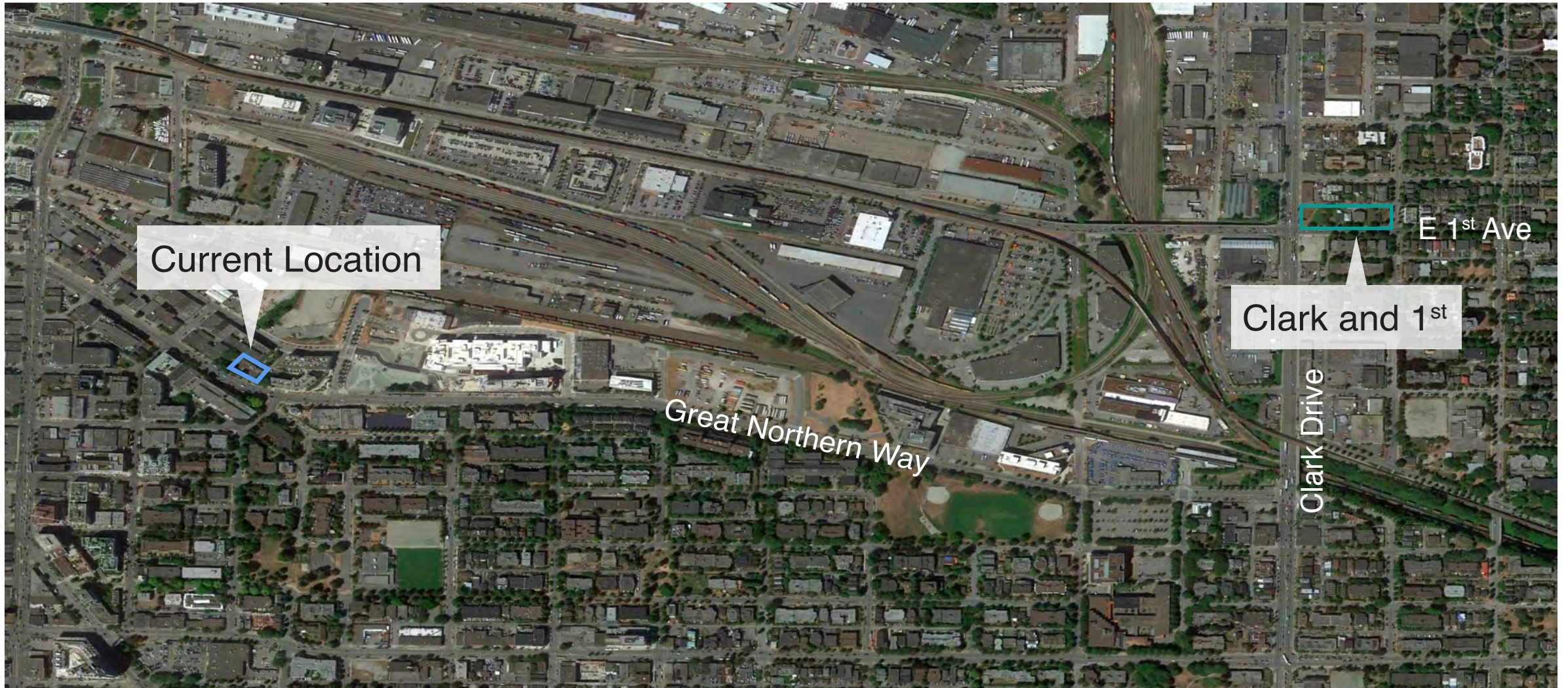
**City-owned social enterprise program space** focusing on Indigenous healing and wellness through employment.



**A state-of-the art withdrawal management centre** including sobering services, individually matched substance use treatment, an academic research hub, and trauma-informed, culturally appropriate services.



# Site Selection





# Community Engagement



**downtown**  
vancouver

BRITISH COLUMBIA  
CENTRE ON  
**SUBSTANCE USE**  
Networking researchers, educators & care providers

**CITY OF VANCOUVER**  
**People With Lived Experience on Mental Health and Substance Abuse**

**raincity**  
HOUSING

**Strathcona**  
Business Improvement Association (BIA)

**THE EAST VILLAGE**  
Hastings North BIA

**MVAEC**

**Grandview Woodland Area Services Team**

**GRANDVIEW WOODLAND**  
AREA COUNCIL  
gwac.ca

**Britannia**  
COMMUNITY SERVICES CENTRE

**five drive** Commercial Drive Business Society

**Vancouver Coastal Health**  
Focus Groups

**EMILY CARR**  
UNIVERSITY OF ART + DESIGN

**Neighbourhood Canvass & Outreach**

**Clark and 1<sup>st</sup>**

**CO:HERE**  
home for good

**Business Canvass & Outreach**

**CITY OF VANCOUVER**  
**Renters Advisory Committee**

**CITY OF VANCOUVER**  
**Urban Aboriginal Peoples Advisory Committee**

**Native Education College**  
Where Learners Become Leaders

**ST. FRANCIS XAVIER CATHOLIC SCHOOL**

**VANCOUVER COMMUNITY COLLEGE**  
Practical Nursing Program

**COMMUNITY 1ST**  
East 1st & Clark Drive Residents Coalition

**GRANDVIEW-WOODLAND**  
**CPC**  
Community Policing Centre

**Rising Star Co-op**

**yes**  
YOUTH EMPLOYMENT SERVICE





# Affordable Housing Crisis in Vancouver

**Vancouver is experiencing a housing crisis** which has put populations such as seniors, single-parent households, and youth at increased risk of homelessness.

**1%**

Vancouver's Rental Vacancy Rate has been at or below 1% for the past decade. A healthy vacancy rate is considered between 3% to 4%.

*[Rental Market Report CMHC, 2018]*

**0.4%**

Grandview-Woodland's Vacancy Rate was estimated to be at 0.4% at the end of 2017.

*[City of Vancouver Community Profiles 2016: Grandview-Woodland]*

**76%**

76% of all new households in Vancouver from 2011 to 2016 were renter households.

*[Rental Market Report CMHC, 2017]*

**53%**

Renters comprise over half of the households in Vancouver.

**64%**

Almost 2/3 of homes in Grandview-Woodland are rented.

*[City of Vancouver Community Profiles 2016: Grandview-Woodland]*

**46%**

46% of renter households are spending more than 30% of their annual income on rent and utilities.

*[Canadian Rental Housing Index, 2015]*

**25%**

25% of renter households are spending more than 50% of their income on rent and utilities.

*[Canadian Rental Housing Index, 2015]*

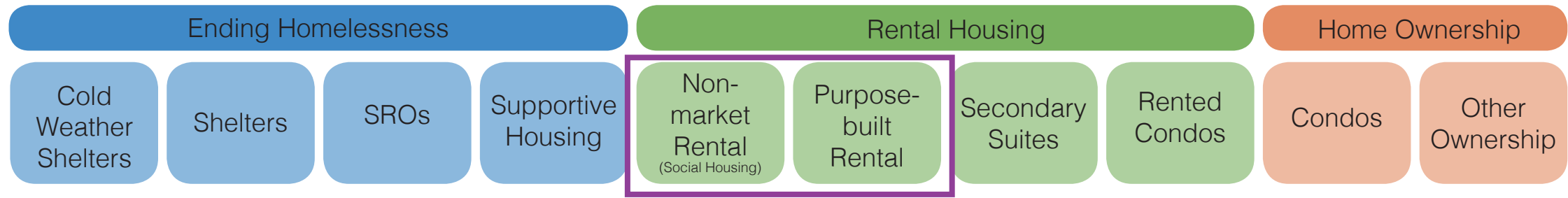
# Affordable Rental Housing



## The proposal includes:

- ✓ Social/non-market housing for low-to-moderate income households, which may include single people, people with disabilities, seniors, and families.
- ✓ At least 1/3 of units at Housing Income Limits or below, meeting the City's definition of social housing.
- ✓ Housing owned by BC Housing and operated by a non-profit operator.
- ✓ Secured as rental for the life of the building.
- ✓ Housing operator staff on site.

# Housing Type & Affordability



The proposal rental tenure will include:

- **Approximately 50%** will be rented to households which are at or below the BC Housing Income Limits (HILs) levels.
- **Approximately 50%** will be rented to households with gross household incomes that are within the Low and Moderate Income Limits.

Unit Type	BC Housing Income Limits (HILs)	Low and Moderate Income Limits
Studio	\$41,000	\$71,810
1 bedroom	\$48,000	\$71,810
2 bedroom	\$58,000	\$107,000
3 bedroom	\$68,000	\$107,000

Since the cost estimating process is continuous during the entire design process, BC Housing will work with City staff to broaden and deepen the affordability based on cost analysis to ensure long-term financial viability of the housing project. Should the rezoning be approved, a Housing Agreement will secure all units as social housing for 60 years or the life of the building, whichever is greater.



# Social Enterprise



The City of Vancouver will sublease the social enterprise space on Clark Drive and has a Memorandum of Understanding with Metro Vancouver Aboriginal Executive Council (MVAEC) to program and operate the space.

The social enterprise space will focus on Indigenous employment as an essential component of healing and wellness.

## Project Partners



Vancouver Coastal Health provides health care services through a network of hospitals, primary care clinics, community health centres and residential care homes across Metro Vancouver, and along the Sea to Sky Highway and Sunshine Coast.

**Vancouver Coastal Health will operate the withdrawal management centre and be responsible for the transitional housing component of the proposal.**





# Clients We Serve



# Existing Facilities

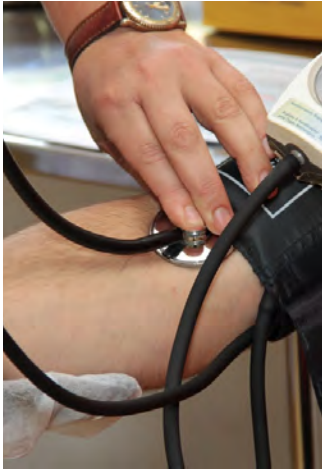
There is an urgent need in Vancouver for a state-of-the-art withdrawal management and stabilization system of care.



- The current Vancouver Detox facility is undersized.
- It is no longer able to meet the growing demand for withdrawal management services in Vancouver.
- Current facility space and design requires improvement to support the client's journey to recovery.
- Staff provide exceptional care despite facility condition.
- Securing a replacement for this facility has long been a priority for Vancouver Coastal Health.



# Withdrawal Management Centre - Proposed Program



## Principles

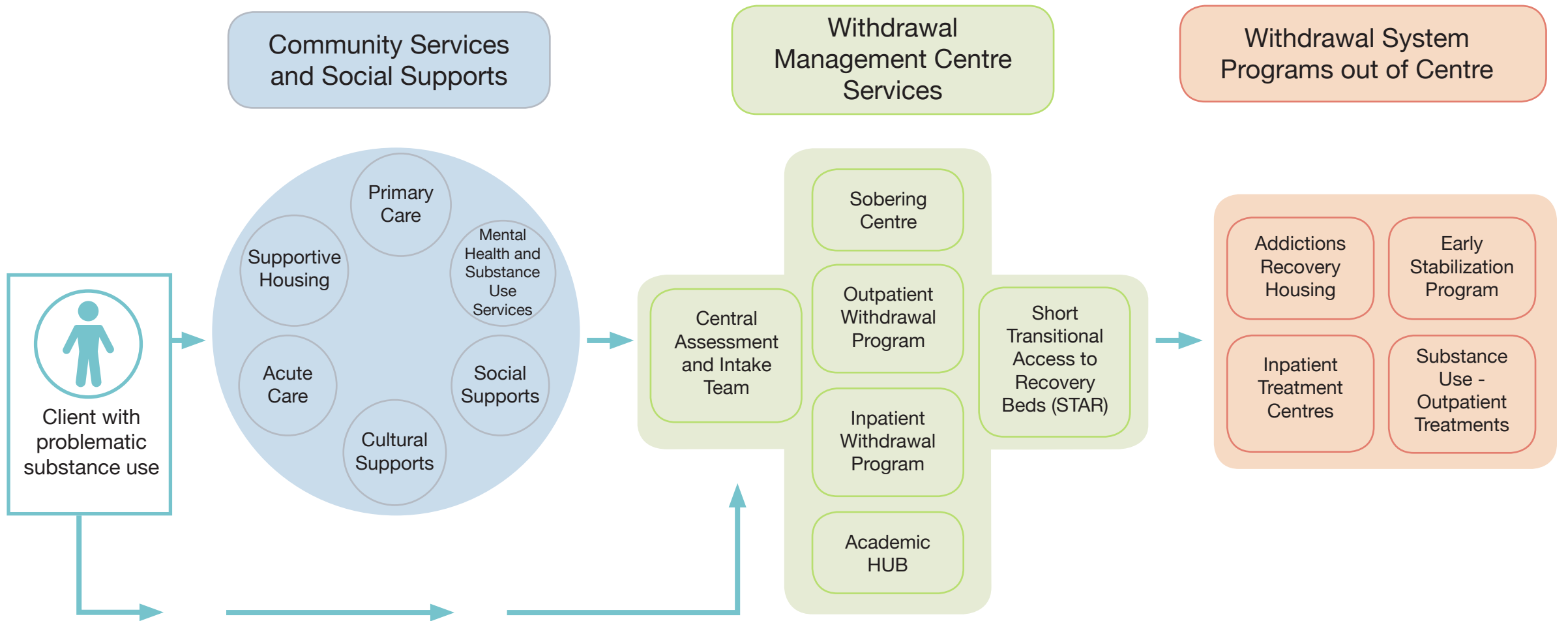
- ✓ Indigenous-informed design
- ✓ Trauma-informed care
- ✓ Recovery-oriented and wellness-focused
- ✓ Strength-based
- ✓ Informed by principles of harm reduction
- ✓ Culturally safe & appropriate care and services



## Services

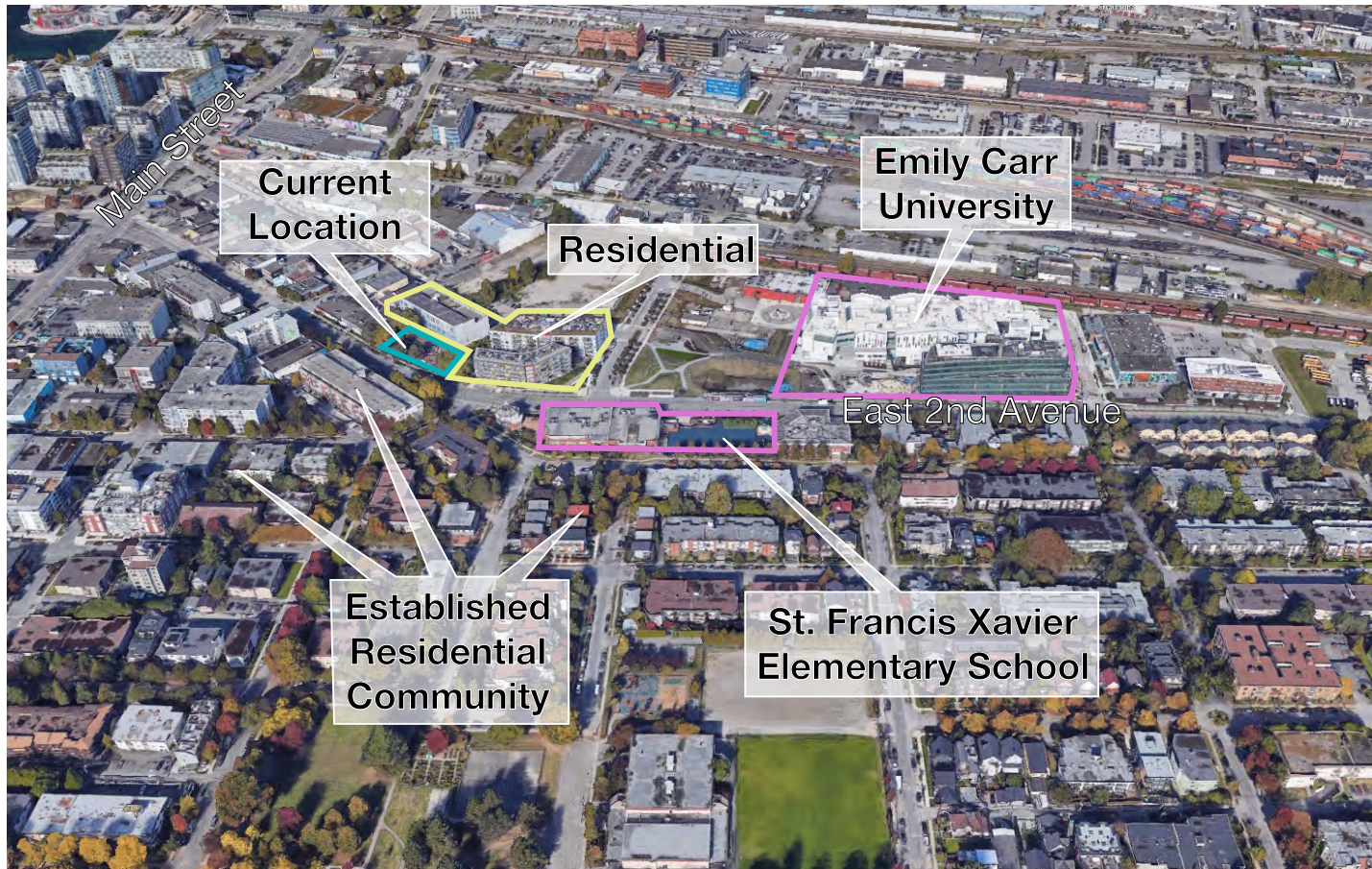
- ✓ Access and Intake Team
- ✓ Inpatient and Outpatient Withdrawal Management
- ✓ Sobering Centre
- ✓ Transitional Housing
- ✓ Academic Hub

# Client Pathway





# Existing Withdrawal Management Centre



*“I have been the principal at St. Francis Xavier School for the past nine years and have never had to respond to concerns that came from being in close proximity to the Vancouver Detox Centre.”*  
*Former Principal Fader, St. Francis Xavier School*

*“Emily Carr University has had no issues with our neighbours at the Vancouver Detox Centre since we moved to our new campus on Great Northern Way.”*  
*Emily Carr University of Art + Design*



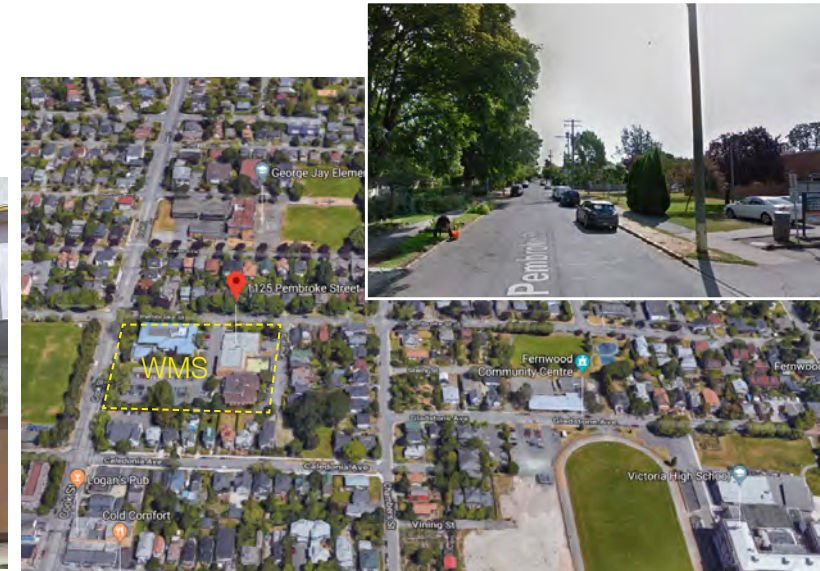
# Examples of Health Services Integration in Residential Communities



**Pearson Dogwood  
Redevelopment**



**Reiderman Residence**



**Victoria Withdrawal  
Management Services**



# Our Commitment to the Community

The project partners will work with the community to ensure good stewardship of the site. We are committed to ensuring that the building is managed **safely & responsibly**.

- VCH will participate in **ongoing community dialogue** to inform the operations of the centre
- The centre will have **24/7 on-site staff** to provide around the clock monitoring & care
- Staff **monitor & support clients throughout their stay**, so that the clients are engaged in their care, including a clinical team practicing trauma-informed care
- All of the client's **needs will be provided for on-site** so there is no need to leave the facility
- The project partners will provide **a management contact** for the non-profit housing operator and the withdrawal management centre to address any concerns that may arise during regular operations if the building is approved
- **Internal drop-off** to minimize traffic disruptions
- The withdrawal management centre will have **safety and security protocols** in place
- VCH's **workplace safety and security department as well as VPD** have had input into the design of the centre to encourage safety and security measures

Thank you



Looking south from McLean Drive