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## Decision on Temporary Modular Housing in Marpole

1 message

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**Kelley, Gil** <Gil.Kelley@vancouver.ca>  
To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>

Mon, Nov 27, 2017 at 4:33 PM

Good Afternoon members of the Marpole community,

I want to thank you for your expression of interest and concern – both pro and con – in this project and let you know of my decision.

### Context

To address immediate housing needs for homeless residents in Vancouver, the City of Vancouver, B.C. government and the Vancouver Affordable Housing Agency are placing temporary modular housing on underutilized sites across Vancouver. This comes as part of a \$66 million commitment from the Province towards 600 units of temporary modular housing in Vancouver.

On October 26th, the City announced the first two buildings with 78 new homes to go on the Pearson-Dogwood site in Marpole at 7430 & [7460 Heather Street](#) (650 West 57th Avenue). This is the first site of ten or more across the City that will hold temporary modular housing.

Temporary modular housing is compatible with the phased development plans for the Pearson-Dogwood site. A rezoning was approved by Council for the site in June 2017 to build a mixed-used community and temporary modular housing is located on portion of the site that is scheduled for a later phase of the development.

The City is taking action to respond to the urgent need for affordable housing, and as such City Council has delegated me, as the General Manager of Planning, the authority to approve temporary modular housing projects, with conditions attached.

### Decision

As part my deliberation, I have personally met with the project sponsors, concerned Parent Advisory Council representatives and community leaders to hear their concerns. I've also spoken with the Vancouver School Board and I've read through the numerous letters and emails from the public, as well as the summary of comments from the four Open Houses conducted earlier this month.

I've taken this decision very seriously and taken into consideration everything I've heard from the above community members and stakeholders. I've also looked at the City's overall need to support and house our

must vulnerable residents, especially in light of the increasing number of homeless residents on our streets. After taking a holistic assessment, I have decided to issue the Development Permit which includes an Operations Management Plan with the following conditions:

- BC Housing will amend the Operations Management Plan (OMP), as needed, to reflect periodic reports out from BC Housing to the City of Vancouver
- The project shall have a Community Advisory Committee (CAC) that includes both community members and Parent Advisory Council members, as well as others representing community interest. The CAC shall be established and convene a first meeting prior to the occupancy permit issuance in order for BC Housing, Community Builders (as the operator) and the City of Vancouver to update CAC members on project progress and implementation of the Operations Management Plan (OMP)
- This site will be tenanted in accordance with affordable/supportive housing tenanting best practices, taking into consideration the surrounding neighbourhood including the adjacent schools and other uses
- The City of Vancouver will work with the Vancouver School Board, BC Housing and Community Builders to convene a community conversation prior to the occupancy permit in order update the community on the progress of the project, enable strong lines of communication, hear any continuing concerns and suggestions, and foster a positive reception for new residents

For more information on the DP and conditions, the full document can be found on line.

I would like to express my gratitude to the community members who have taken the time to speak with me and write to me about the temporary modular housing project. I would like to encourage you to continue to be involved with the establishment of the Community Advisory Committee, meeting with the building operator to resolve your concerns and to support the integration of these new residents into your community.

I think with good will on all sides, we will all be proud of this effort.

Sincerely,

Gil Kelley

**Gil Kelley, FAICP**

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