

From: Government Affairs (GovernmentAffairs@bchousing.org)
To: XT:Goldvine, Sara GCPE:IN (sgoldvine@bchousing.org); Ruscheinski, Bonnie HOUS:EX (Bonnie.Ruscheinski@gov.bc.ca); Campbell, Tracy AG:EX (Tracy.Campbell@gov.bc.ca); Collins, Teri HOUS:EX (Teri.Collins@gov.bc.ca); Will, Meghan HOUS:EX (Meghan.Will@gov.bc.ca); Sawchuk, Bindi HOUS:EX (Bindi.Sawchuk@gov.bc.ca); Thomson, John HOUS:EX (John.Thomson@gov.bc.ca); Lawson, Robert HOUS:EX (Robert.Lawson@gov.bc.ca); XT:Matthews, Laura GCPE:IN (lmathews@bchousing.org)
Cc: Papadopoulos, Nikki HOUS:EX (Nikki.Papadopoulos@gov.bc.ca)
Subject: RE: Estimates Q's
Sent: 04/17/2023 19:01:03
Attachments: image001.jpg, image002.jpg, 20.1 Attachment – First Nations_BC Housing MOU List.pdf, IN_North Van_Silverlynn Apartments_1 June 22_FINAL (1).docx, 38 s.13
IN_Vancouver - Larwill - VAGA - 110221 - FINAL.docx
Message Body:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon everyone,

Note 38 and 20.1 are attached as is the IN for Silverlynn.

Silverlynn Apartments

- IN attached
- I have asked internal folks and will update you all once I have it.

Lytton reconstruction (also in note 36)

- BC Housing continues to participate in discussions with Emergency Management and Climate Readiness (EMCR) and the Village of Lytton about housing for individuals affected by the fire.
s.13

Larwill Place (Vancouver)

- The only IN is from Nov. 2021.
- The 98 temporary supportive housing units at Larwill Place, located at 610 & 620 Cambie St, will be closing after July 31, 2023, due to the lease on the site expiring and plans for redevelopment. We have been working with residents for several months on individual relocation plans. All residents have been provided with advance notice of closure, first in 2021 and later in March this year. We are also committed to making sure that all current residents have a place, or at least the option to move to a new place when these units are closed.
- Work is currently underway to determine best use of the modular units associated with Larwill Place after they are moved from their current location. BC Housing, MPA Society and Vancouver Coastal Health (VCH) have always been prepared to vacate the Larwill Place project site by the end of the lease agreement, and further information on future plans will be made public once they have been finalized.
- March 30-31: Letters were hand-delivered to Larwill Place temporary supportive housing residents with a reminder that the site will be closing after July 31.
- As of end of March 2023, 18 residents have moved out, 33 are currently in the allocation process, and

enough units have been identified for everyone.

Village Project in Cowichan

The Village tiny homes project in Duncan is currently on BCH-owned land and is funded with operational funding from BCH - this is a recent development.

It was originally set up on other land with funding through UBCM Strengthening Communities as an independent initiative of the City and partners. When that funding ran out, the City asked BCH to help fund it so that we could keep it open until permanent, purpose-built supportive housing is constructed.^{s.13}

s.13

There are 100 units of permanent, purpose-built supportive housing underway in Cowichan Valley, with Sq'umul' Shelh Lelum' having completed in April 2022, and another site currently under construction in Duncan with occupancy expected later this summer.

Thanks everyone,
Emma

From: Sara Goldvine <sgoldvine@bchousing.org>

Sent: April 17, 2023 11:02 AM

To: Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>

Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>

Subject: RE: Estimates Q's

See notes below in blue from BCH.

Sara

From: Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>

Sent: Monday, April 17, 2023 10:15 AM

To: Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Sara Goldvine <sgoldvine@bchousing.org>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>

Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>

Subject: RE: Estimates Q's

Please see some notes on Seniors and Rural policy in Purple that I have in my notes in prep for today. Tracy a for you in yellow.

Bonnie Ruscheinski, B.Com.

a/Executive Lead, Strategy, Governance & Accountability

Ministry of Housing

ph: 778-974-5870 | **cell:** 250-882-6430 | **e:** bonnie.ruscheinski@gov.bc.ca

I gratefully acknowledge and respect the lək'wəŋən peoples on whose traditional territory I live and work and the Songhees, Esquimalt and WSÁNEĆ people whose historical relationships with the land continue to this day.

From: Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>

Sent: Monday, April 17, 2023 9:08 AM

To: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>;

Thomson, John HOUS:EX <John.Thomson@gov.bc.ca>; Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>
Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: RE: Estimates Q's

From: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>

Sent: Monday, April 17, 2023 8:58 AM

To: Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; Thomson, John HOUS:EX <John.Thomson@gov.bc.ca>; Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>

Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>

Subject: Estimates Q's

Hi there, just going through Hansard from last year and notice a few issues. Some for awareness, some with specific Q's I'd like answered before we begin the debate please.

Nikki – please coordinate the material ?

Awareness of issues that may come up for which we have no notes:

- North Van Fire (Sara/Meghan) BCH sending IN or KMs re Silverlynn
- Lytton rebuild (Sara/Meghan) BCH sending IN or KMs
- Opening doors report (Bindi)
- Village Project in Cowichan (Sara/Meghan) BCH sending IN or KMs
- Facility Condition Index for BCH/PRHC projects (Sara/Tracy) This is include in BCH note 7

Questions to be answered please:

1. What is the status of housing for Seniors? (Sara/Bindi)

Bonnie's binder

i. **Indigenous Housing Fund:** affordable rental housing owned and operated by non-profit providers serving low-income Indigenous families and **seniors**.

ii. **Community Housing Fund (CHF)** This program will provide close to \$1.9 billion over 10 years to build and operate 14,350 affordable new rental homes for **seniors**, families, low and middle-income earners. Some are specifically for seniors.

s.12

iv. **Establish BC Builds** to build housing for middle-income families, individuals, and **seniors**

v. **Seniors' Units Completed** (includes supportive and independent seniors housing):

- Between 2001/02 to 2016/17: 10,887 seniors' housing units were completed;
- From 2017/18 to December 31, 2021: 3,717 units were completed. TRACY THIS HIGHLIGHTED INFO IS FROM BCH ESTIMATES NOTES – can your team confirm?

2. s.17

s.13

5. Will the SAFER/RAP programs be adjusted to support people with disabilities? s.13
s.13

6. Did the Ministry complete the review of the Buildings BC program (referenced last year in Estimates, below) and what adjustments have been made? Yes, we did as part of Budget 2023 which is how new benchmarks were established and targets increased based on assessment/need. I'll make sure I have bullets handy.

Thanks all, T

Teri Collins (she/her)

Deputy Minister

Ministry of Housing

Teri.Collins@gov.bc.ca

Ph: 250-952-2569/Mobile: 250-216-2218

ATTACHMENT 1 – FIRST NATIONS_BC HOUSING MOU LIST

INDIGENOUS HOUSING PROGRAMS AND INITIATIVES

BC Housing has signed five Asset Management Memorandums of Understanding (MOU) with First Nations:

- 1. Nicola Nations - (Jan. 2019):**
 - i. Upper Nicola
 - ii. Lower Nicola
 - iii. Coldwater
 - iv. Nooaitch
 - v. Shackan
- 2. Ktunaxa and Shuswap - (Feb. 2019):**
 - i. Shuswap
 - ii. Tobacco Plains
 - iii. ʔaąam Community
 - iv. ʔakisq̓nuk
- 3. Nisga'a - (Feb. 2020):**
 - i. Nisga'a Villages of New Aiyansh
 - ii. Gitwinksihlkw
 - iii. Laxgalts'ap
 - iv. Gingolx
- 4. Tsilhqot'in National Government (March 2020):**
 - i. Tl'etinqox (Anaham)
 - ii. T̓si Deldel (Redstone)
 - iii. Yunešit'in (Stone)
 - iv. Xeni Gwet'in (Nemiah)
 - v. ʔEsdilagh (Alexandria)
 - vi. Tl'esqox (Toosey)
- 5. Wuikinuxv-Kitasoo-Nuxalk Tribal Council (WKNTC) (June 2022):**
 - i. Wuikinuxv
 - ii. Kitasoo
 - iii. Nuxalk

Page 07 of 61 to/à Page 12 of 61

Withheld pursuant to/removed as

s.13

ISSUES NOTE Ministry of Attorney General and Responsible for Housing Date: Nov. 1, 2021 Minister: Attorney General David Eby	Larwill – VAGA Dev. Application
---	--

ISSUE SUMMARY:

The Vancouver Art Gallery Association (VAGA) has tentatively secured a \$100M private donation from the Audain Foundation toward its plans to redevelop City of Vancouver-owned land at 688 Cambie Street, which is currently home to Larwill Place, a 98-unit supportive housing project, for the construction of a new art gallery. BC Housing's land lease expires on Sept. 30, 2023.

Although this donation does not bring VAGA past the threshold point at which they could submit a development application, it does bring them significantly closer to that goal. As the two modular supportive housing Larwill Place buildings are located on the northern third of this site, any news involving a potential development application will likely trigger questions about the current residents' housing. VAGA has expressed an intent to publicly announce and sign the donation on Nov. 4, 2021.

KEY MESSAGES:

- We understand people living at Larwill Place may have questions.
- No one living at Larwill Place will need to move right now.
- We have a firm commitment from the City for our lease agreement. This donation does not change anything for residents, supports or staff.
- MPA Society and VCH will be engaging with residents to ensure they are aware that there will be no change to their housing and services at this time.
- The homes at Larwill Place were always intended to be temporary housing, providing access to stable housing for almost 100 people while other housing is brought online in Vancouver.
- BC Housing, MPA Society and Vancouver Coastal Health (VCH) have always been prepared to vacate the site by the end of the lease on September 30, 2023.
- Before the temporary supportive housing is moved from that site, we will ensure that all residents are connected to alternative housing that matches their needs.
- At that point, BC Housing would provide relocation offers to long-term housing that is similar in size, type and affordability. All residents will also be offered support in the moving process.

BACKGROUND FOR MINISTRY:

- In 2005, VAGA selected 688 Cambie Street as a potential site for the new Vancouver Art Gallery.

In 2011, Council unanimously approved reserving approximately two acres of the City-

owned site at 688 Cambie for cultural use including a new Vancouver Art Gallery and directed staff to report back on the need for a new gallery and the business case.

- In 2013, Council again approved approximately 1.8 acres at 688 Cambie for the new gallery.
- Most recently in 2019, Council re-committed to this site.
- VAGA has submitted all required documents with the exception of architectural drawings for their development permit application. City staff will begin processing their application once it is complete.
- As recently as June 2021, VAGA expressed an interest in obtaining final permits prior to February 2022. The City has confirmed to BC Housing that this timeline is unrealistic.
- VAGA has secured a \$100-million donation from a private donor. This donation is a significant step toward the figure needed to move forward with the construction of a new art gallery on the southern two-thirds of the lot.
- However, the City has confirmed that this donation does not push VAGA past the threshold percentage necessary prior to the submission of any development application.
- VAGA has not confirmed their latest timeline for when they are aiming to submit their development permit application.
- VAGA has scheduled to announce and finalize the donation on November 4 with a 9:30 am press conference at the Vancouver Art Gallery, as well as a pitch to the media.

s.17

- BC Housing currently holds a lease on the site for two temporary modular supportive housing buildings with 98 units, called Larwill Place. The development permit for Larwill Place was approved on an interim basis pending redevelopment and expires on September 30, 2023.
 - 20 of these units are Vancouver Coastal Health rooms, and as such will require coordination with their staff to ensure resident notification and continuity of housing.
- BC Housing has a firm commitment on the current lease for the site, so it cannot be shortened from its current September 30, 2023, end date even if additional funding is secured by VAGA.
- However, all residents at Larwill will need to be relocated approximately five months prior to the September 30, 2023, end date so that the modular units can be disassembled, leaving the site empty for new construction.

- Four months prior to the start of disassembly, BC Housing will need to begin the process of tenant relocation to other suitable housing. BC Housing remains committed to providing operational funding to MPA Society to the end of their operational term on site.

Residents and Operator Implications

- The operator for Larwill Place, MPA Society, needs to be prepared for questions from residents and their site staff to mitigate anxieties amongst those directly affected. They will be sharing information with site staff and residents only at the time of the public announcement scheduled for November 4.
- VAGA's announcement on November 4 has the potential to create stress and uncertainty for the residents and staff of these two buildings. It is important that residents and staff hear consistent, clear information directly from MPA and not from media or other sources.
- In the future, BC Housing, MPA, VCH and the City of Vancouver will be working with residents to develop relocation plans and with individual residents on long-term housing solutions to meet the lease end of September 30, 2023.
- BC Housing is also working with MPA to ensure that the operations agreement is in place until the end of the lease, regardless of being on site at Larwill Place, or if relocations have begun to occur.
- The eventual relocation plan will require BC Housing and the operator to hold one-on-one conversations with each resident to learn their needs and preferences. Relocation offers will be made to long-term housing that is similar in size, type and affordability, and support in the moving process will be offered to all residents.
- BC Housing is working with MPA Society and VCH to ensure timely and accurate communication to Larwill residents is provided on the update to the Larwill Place site, including what that means for them:
 - Delivery of notification letters with FAQ materials at the same time as VAGA's funding announcement, on November 4, 2021.
 - Regular updates for residents to provide info and answer questions.
 - BC Housing and MPA have also provided staff contacts for residents to talk with if they have any questions, including in-person at Orange Hall.

Page 16 of 61

Withheld pursuant to/removed as

s.13

From: Van Wensem, Casey HOUS:EX
Sent: Tuesday, June 20, 2023 1:59 PM
To: Frost, Katie HOUS:EX
Cc: Miller, Jennifer E HOUS:EX; Petrescu, Sarah HOUS:EX
Subject: RE: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest

Reviewed. No concerns here.

Casey van Wensem (he/him)

Senior Policy Analyst

Engagement and Encampment Response Branch

Ministry of Housing

Email: casey.vanwensem@gov.bc.ca <mailto:casey.vanwensem@gov.bc.ca>

Phone: 250 880-2684

From: Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca <mailto:Katie.Frost@gov.bc.ca> >
Sent: Tuesday, June 20, 2023 12:27:56 PM
To: Miller, Jennifer E HOUS:EX <Jennifer.E.Miller@gov.bc.ca <mailto:Jennifer.E.Miller@gov.bc.ca> >
Cc: Petrescu, Sarah HOUS:EX <Sarah.Petrescu@gov.bc.ca <mailto:Sarah.Petrescu@gov.bc.ca> >
Subject: FW: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest

Hi Jennifer,

Please see below urgent media requests on Larwill from multiple outlets for review. Most messaging has been used before - the red text is new. This is due back to GCPE by 2pm today.

Thank you!

Katie

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca <mailto:Tasha.Schollen@gov.bc.ca> >
Sent: Tuesday, June 20, 2023 12:21 PM

To: Maxson, Sandra HOUS:EX <Sandra.Maxson@gov.bc.ca <mailto:Sandra.Maxson@gov.bc.ca> >; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca <mailto:Katie.Frost@gov.bc.ca> >
Cc: Abellana, Kaye GCPE:EX <Kaye.Abellana@gov.bc.ca <mailto:Kaye.Abellana@gov.bc.ca> >; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca <mailto:Tasha.Schollen@gov.bc.ca> >
Subject: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest
Importance: High

Hi ladies, this response has been used before for Vancouver Sun. The red font is new, however. Tight deadline of 2pm for one outlet.

FYI: COV has confirmed they are providing statement only, no interview, and we're recommending s.13 s.13

Reporter 1:

Joshua Azizi

Global Vancouver

joshua.azizi@globalnews.ca <mailto:ngriffiths@postmedia.com>

778-945-9375 (landline)

778-834-7115 (cell)

Deadline: ASAP

Inquiry:

We're putting together a story for our newscast this evening about how advocates are raising concerns about the upcoming closure of the Larwill Place temporary modular housing project.

The Vancouver Area Network of Drug Users is planning a protest/press conference outside the building today in opposition to the plan to close the units. They're raising concerns about what will happen to the people living in the building's 98 units after the building closes, as well as what they describe as a lack of long-term solutions to address homelessness.

Is someone from BC Housing available for an on-camera interview today to discuss this project and VANDU's concerns? In particular, we're curious about when the units will officially close, why the project is closing and if BC Housing has any plans in place for the building's tenants.

Reporter 2:

Kier Junos

CityNews Vancouver

kier.junos@rci.rogers.com <mailto:kier.junos@rci.rogers.com>

604-360-2899

Deadline: 2pm today

Inquiry:

Kier Junos here with CityNews Vancouver on Citytv. I'm wondering if a spokesperson at BC Housing can share where residents at Larwill place will be going after it closes in July. I'm able to do on-cam interviews as late as 2 p.m. in Vancouver, but if no one is available I can take a statement by 3 p.m.

Reporter 3:

Steven Chang (Jas Johal Show)

980 CKNW

steven.chang@corusent.com <mailto:teven.chang@corusent.com>

778.889.7885

Deadline: 5:07pm for live tape or can do pre-tape anytime before 3pm. Will accept statement with firm deadline of 5pm, ideally sooner, if interview not possible.

Inquiry:

We are looking for a spokesperson from BC Housing to comment on the closing of Larwell Place and the shuttering of other temporary modular homes across Vancouver, as well as respond to questions regarding what would happen to the residents who are being affected by these closures.

Who would be the best representative from BC Housing to speak on this, and would they be available for a live phone interview with our host, Jas Johal, at 5:07pm this afternoon? Should you have any questions, please don't hesitate to reach out to me via email or at my cellphone number listed below.

Page 20 of 61

Withheld pursuant to/removed as

s.13 ; s.16

Page 21 of 61 to/à Page 23 of 61

Withheld pursuant to/removed as

s.13

From: Miller, Jennifer E HOUS:EX
Sent: Tuesday, June 20, 2023 1:38 PM
To: Van Wensem, Casey HOUS:EX
Subject: Fwd: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest

Please review. Thanks.
Get Outlook for iOS <<https://aka.ms/o0ukef>>

From: Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>
Sent: Tuesday, June 20, 2023 12:27:56 PM
To: Miller, Jennifer E HOUS:EX <Jennifer.E.Miller@gov.bc.ca>
Cc: Petrescu, Sarah HOUS:EX <Sarah.Petrescu@gov.bc.ca>
Subject: FW: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest

Hi Jennifer,

Please see below urgent media requests on Larwill from multiple outlets for review. Most messaging has been used before - the red text is new. This is due back to GCPE by 2pm today.

Thank you!

Katie

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Sent: Tuesday, June 20, 2023 12:21 PM
To: Maxson, Sandra HOUS:EX <Sandra.Maxson@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>
Cc: Abellana, Kaye GCPE:EX <Kaye.Abellana@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest
Importance: High

Hi ladies, this response has been used before for Vancouver Sun. The red font is new, however. Tight deadline of 2pm for one outlet.

FYI: COV has confirmed they are providing statement only, no interview, and we're recommending s.13 s.13

Reporter 1:

Joshua Azizi

Global Vancouver

joshua.azizi@globalnews.ca <mailto:ngriffiths@postmedia.com>

778-945-9375 (landline)

778-834-7115 (cell)

Deadline: ASAP

Inquiry:

We're putting together a story for our newscast this evening about how advocates are raising concerns about the

upcoming closure of the Larwill Place temporary modular housing project.

The Vancouver Area Network of Drug Users is planning a protest/press conference outside the building today in opposition to the plan to close the units. They're raising concerns about what will happen to the people living in the building's 98 units after the building closes, as well as what they describe as a lack of long-term solutions to address homelessness.

Is someone from BC Housing available for an on-camera interview today to discuss this project and VANDU's concerns? In particular, we're curious about when the units will officially close, why the project is closing and if BC Housing has any plans in place for the building's tenants.

Reporter 2:

Kier Junos

CityNews Vancouver
kier.junos@rci.rogers.com <mailto:kier.junos@rci.rogers.com>

604-360-2899

Deadline: 2pm today

Inquiry:

Kier Junos here with CityNews Vancouver on Citytv. I'm wondering if a spokesperson at BC Housing can share where residents at Larwill place will be going after it closes in July. I'm able to do on-cam interviews as late as 2 p.m. in Vancouver, but if no one is available I can take a statement by 3 p.m.

Reporter 3:

Steven Chang (Jas Johal Show)

980 CKNW

steven.chang@corusent.com <mailto:teven.chang@corusent.com>

778.889.7885

Deadline: 5:07pm for live tape or can do pre-tape anytime before 3pm. Will accept statement with firm deadline of 5pm, ideally sooner, if interview not possible.

Inquiry:

We are looking for a spokesperson from BC Housing to comment on the closing of Larwell Place and the shuttering of other temporary modular homes across Vancouver, as well as respond to questions regarding what would happen to the residents who are being affected by these closures.

Who would be the best representative from BC Housing to speak on this, and would they be available for a live phone interview with our host, Jas Johal, at 5:07pm this afternoon? Should you have any questions, please don't hesitate to reach out to me via email or at my cellphone number listed below.

s.13; s.16

Page 28 of 61 to/à Page 30 of 61

Withheld pursuant to/removed as

s.13

From: Frost, Katie HOUS:EX
Sent: Tuesday, June 20, 2023 12:28 PM
To: Miller, Jennifer E HOUS:EX
Cc: Petrescu, Sarah HOUS:EX
Subject: FW: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest

Importance: High

Hi Jennifer,

Please see below urgent media requests on Larwill from multiple outlets for review. Most messaging has been used before - the red text is new. This is due back to GCPE by 2pm today.

Thank you!

Katie

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Sent: Tuesday, June 20, 2023 12:21 PM
To: Maxson, Sandra HOUS:EX <Sandra.Maxson@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>
Cc: Abellana, Kaye GCPE:EX <Kaye.Abellana@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: For Rush Approval: Due to GCPE no later than 1pm: Global/CityNews/CKNW - Larwill Place protest
Importance: High

Hi ladies, this response has been used before for Vancouver Sun. The red font is new, however. Tight deadline of 2pm for one outlet.

FYI: COV has confirmed they are providing statement only, no interview, and we're recommending s.13

Reporter 1:

Joshua Azizi

Global Vancouver

joshua.azizi@globalnews.ca <mailto:ngriffiths@postmedia.com>

778-945-9375 (landline)

778-834-7115 (cell)

Deadline: ASAP

Inquiry:

We're putting together a story for our newscast this evening about how advocates are raising concerns about the upcoming closure of the Larwill Place temporary modular housing project.

The Vancouver Area Network of Drug Users is planning a protest/press conference outside the building today in opposition to the plan to close the units. They're raising concerns about what will happen to the people living in the building's 98 units after the building closes, as well as what they describe as a lack of long-term solutions to address homelessness.

Is someone from BC Housing available for an on-camera interview today to discuss this project and VANDU's concerns? In particular, we're curious about when the units will officially close, why the project is closing and if BC Housing has any plans in place for the building's tenants.

Reporter 2:

Kier Junos

CityNews Vancouver
kier.junos@rci.rogers.com <mailto:kier.junos@rci.rogers.com>

604-360-2899

Deadline: 2pm today

Inquiry:

Kier Junos here with CityNews Vancouver on Citytv. I'm wondering if a spokesperson at BC Housing can share where residents at Larwill place will be going after it closes in July. I'm able to do on-cam interviews as late as 2 p.m. in Vancouver, but if no one is available I can take a statement by 3 p.m.

Reporter 3:

Steven Chang (Jas Johal Show)

980 CKNW

steven.chang@corusent.com <mailto:teven.chang@corusent.com>

778.889.7885

Deadline: 5:07pm for live tape or can do pre-tape anytime before 3pm. Will accept statement with firm deadline of 5pm, ideally sooner, if interview not possible.

Inquiry:

We are looking for a spokesperson from BC Housing to comment on the closing of Larwell Place and the shuttering of other temporary modular homes across Vancouver, as well as respond to questions regarding what would happen to the residents who are being affected by these closures.

Who would be the best representative from BC Housing to speak on this, and would they be available for a live phone interview with our host, Jas Johal, at 5:07pm this afternoon? Should you have any questions, please don't hesitate to reach out to me via email or at my cellphone number listed below.

s.13

Page 35 of 61 to/à Page 37 of 61

Withheld pursuant to/removed as

s.13

s.13

From: Will, Meghan HOUS:EX

Sent: Tuesday, June 20, 2023 12:18 PM
To: Miller, Jennifer E HOUS:EX; Petrescu, Sarah HOUS:EX
Subject: FW: Issues Alert: Vancouver - Larwill Place protest

FYI

From: Henry Glazebrook <hglazebrook@bchousing.org>
Sent: Tuesday, June 20, 2023 9:06 AM
To: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>;
Maxson, Sandra HOUS:EX <Sandra.Maxson@gov.bc.ca>; Suddaby, Clay GCPE:EX <Clay.Suddaby@gov.bc.ca>;
Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>; Butler, Liam GCPE:EX <Liam.Butler@gov.bc.ca>;
Paterson, Travis GCPE:EX <Travis.Paterson@gov.bc.ca>; Lakshmi, Hari GCPE:EX <Hari.Lakshmi@gov.bc.ca>;
Abellana, Kaye GCPE:EX <Kaye.Abellana@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>
Cc: Darren Harbord <dharbord@bchousing.org>; Mathews, Laura <lmathews@bchousing.org>; XT:Goldvine, Sara
GCPE:IN <sgoldvine@bchousing.org>; XT:Talbott, Emma HOUS:IN <etalbott@bchousing.org>
Subject: Issues Alert: Vancouver - Larwill Place protest

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Type of issue: Protest

Date of issue: June 20, 2023

Time of issue: 2:30 pm

City (address, if applicable): Vancouver (610 Cambie St.)

Constituency: Vancouver-False Creek (MLA Brenda Bailey)

Site: Larwill Place

BC Housing involvement: Funder

Operator/partners: MPA Society

AHMA managed: No

Issue description:

It's been flagged that the Vancouver Area Network of Drug Users (VANDU) is planning a protest for June 20 against the planned closure of Larwill Place modular housing and other similar projects in Vancouver, to take place outside of Larwill at 2:30 pm.

Source of information:

Current status: Ongoing

Outcome: TBD

Issues Note being developed: Not at this time.

Key messages: N/A

Media or social media coverage: N/A

From: Miller, Jennifer E HOUS:EX
Sent: Wednesday, March 29, 2023 1:00 PM
To: Hope, Melanie OHCS:EX; Maxson, Sandra OHCS:EX
Subject: RE: For approval: Media request: Global News: Larwill Place units

Im not sure about this comment- but may just me I'm not in the know on this one. Otherwise no concerns from me .

From: Hope, Melanie OHCS:EX <Melanie.Hope@gov.bc.ca>
Sent: Wednesday, March 29, 2023 12:49 PM
To: Maxson, Sandra OHCS:EX <Sandra.Maxson@gov.bc.ca>; Miller, Jennifer E HOUS:EX <Jennifer.E.Miller@gov.bc.ca>
Subject: RE: For approval: Media request: Global News: Larwill Place units

Looks fine to me. Thanks.

From: Maxson, Sandra OHCS:EX <Sandra.Maxson@gov.bc.ca <mailto:Sandra.Maxson@gov.bc.ca> >
Sent: Wednesday, March 29, 2023 12:20 PM
To: Hope, Melanie OHCS:EX <Melanie.Hope@gov.bc.ca <mailto:Melanie.Hope@gov.bc.ca> >; Miller, Jennifer E HOUS:EX <Jennifer.E.Miller@gov.bc.ca <mailto:Jennifer.E.Miller@gov.bc.ca> >
Subject: FW: For approval: Media request: Global News: Larwill Place units

For HPHS review pls

From: Lakshmi, Hari GCPE:EX <Hari.Lakshmi@gov.bc.ca <mailto:Hari.Lakshmi@gov.bc.ca> >
Sent: Wednesday, March 29, 2023 11:29 AM
To: Maxson, Sandra OHCS:EX <Sandra.Maxson@gov.bc.ca <mailto:Sandra.Maxson@gov.bc.ca> >
Cc: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca <mailto:Tasha.Schollen@gov.bc.ca> >
Subject: For Sandra's approval: Media request: Global News: Larwill Place units

Reporter

Elizabeth McSheffrey

Global News

Elizabeth.mcsheffrey@globalnews.ca <mailto:Elizabeth.mcsheffrey@globalnews.ca>

(236) 688-9954

Deadline ?Wednesday, March 29, 3pm

Request

Wondering if BC Housing has a plan for the 98 modular units at Larwill Place that are set to be moved, vacated by Aug. 1? Have all the residents already been notified and offered an alternative?

I understand the city is putting office towers in the current site, and the lease has expired? Seeing this Tyee piece.

<https://thetyee.ca/Opinion/2023/03/16/Unhoused-Lose-98-Units/> <<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fthetyee.ca%2FOpinion%2F2023%2F03%2F16%2FUnhoused-Lose-98-Units%2F&data=05%7C01%7CTasha.Schollen%40gov.bc.ca%7C21a1fdd0bb8a4a08377908db307f5e31%7C6fdb52003d0d4a8ab036d3685e359adc%7C0%7C0%7C638157095818496484%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTEI6IklhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Q4jJ2dHYtyTpmWDin9YstlDSIAPBQ3RY120rv1xSIQw%3D&reserved=0>>

Wondering if BC Housing can explain what is happening to the units, whether they will be moved elsewhere and reoccupied, and when that might happen. Is there a maximum time frame BC Housing expects they might sit empty before a new location is found for them?

Recommended response:

From: Butler, Liam GCPE:EX (Liam.Butler@gov.bc.ca)
To: Petrescu, Sarah OHCS:EX (Sarah.Petrescu@gov.bc.ca); Miller, Jennifer E HOUS:EX (Jennifer.E.Miller@gov.bc.ca); Hope, Melanie OHCS:EX (Melanie.Hope@gov.bc.ca)
Subject: DTES Larwill modular question
Sent: 03/27/2023 18:19:16
Message Body:

Hi all,

I got a call on the weekend from Jean Swanson, the former Vancouver city councillor. She wants to know what the plans are for the Larwill temporary modulars (610 Cambie St.), now that we've announced the 330 new units in the DTES. Do you know if we're closing them down or relocating them? Ms. Swanson seems to think we'll be closing them down, and therefore have a net decrease of units in Vancouver.

This may be a BCH question, but wanted to check with you folks, as well.

Thank you,

Liam Butler | Senior Public Affairs Officer

Government Communications and Public Engagement

Ministry of Housing

778 584-2433

he, him

From: Emma Talbott (etalbott@bchousing.org)

To: Petrescu, Sarah HOUS:EX (Sarah.Petrescu@gov.bc.ca)

Subject: FW: Estimates Q's

Sent: 04/17/2023 21:45:50

Attachments: image001.jpg, image002.jpg, 20.1 Attachment – First Nations_BC Housing MOU List.pdf, IN_North Van_Silverlynn Apartments_1 June 22_FINAL (1).docx, 38 s.13

IN_Vancouver - Larwill - VAGA - 110221 - FINAL.docx

Message Body:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

From: Government Affairs

Sent: April 17, 2023 12:01 PM

To: Sara Goldvine <sgoldvine@bchousing.org>; Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>; Lawson, Robert OHCS:EX <Robert.Lawson@gov.bc.ca>; Laura Mathews <lmathews@bchousing.org>

Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>

Subject: RE: Estimates Q's

Good afternoon everyone,

Note 38 and 20.1 are attached as is the IN for Silverlynn.

Silverlynn Apartments

- IN attached
- I have asked internal folks and will update you all once I have it.

Lytton reconstruction (also in note 36)

- BC Housing continues to participate in discussions with Emergency Management and Climate Readiness (EMCR) and the Village of Lytton about housing for individuals affected by the fire.

s.13

Larwill Place (Vancouver)

- [REDACTED] The only IN is from Nov. 2021.
- [REDACTED] The 98 temporary supportive housing units at Larwill Place, located at 610 & 620 Cambie St, will be closing after July 31, 2023, due to the lease on the site expiring and plans for redevelopment. We have been working with residents for several months on individual relocation plans. All residents have been provided with advance notice of closure, first in 2021 and later in March this year. We are also committed to making sure that all current residents have a place, or at least the option to move to a new place when these units are closed.
- [REDACTED] Work is currently underway to determine best use of the modular units associated with Larwill Place after they are moved from their current location. BC Housing, MPA Society and Vancouver Coastal Health (VCH) have always been prepared to vacate the Larwill Place project site by the end of the lease agreement, and further information on future plans will be made public once they have been finalized.
- [REDACTED] March 30-31: Letters were hand-delivered to Larwill Place temporary supportive housing residents with a reminder that the site will be closing after July 31.
- [REDACTED] As of end of March 2023, 18 residents have moved out, 33 are currently in the allocation process, and enough units have been identified for everyone.

Village Project in Cowichan

The Village tiny homes project in Duncan is currently on BCH-owned land and is funded with operational funding from BCH - this is a recent development.

It was originally set up on other land with funding through UBCM Strengthening Communities as an independent initiative of the City and partners. When that funding ran out, the City asked BCH to help fund it so that we could keep it open until permanent, purpose-built supportive housing is constructed. s.13

s.13

There are 100 units of permanent, purpose-built supportive housing underway in Cowichan Valley, with Sq'umul' Shelh Lelum' having completed in April 2022, and another site currently under construction in Duncan with occupancy expected later this summer.

Thanks everyone,

Emma

From: Sara Goldvine <sgoldvine@bchousing.org>
Sent: April 17, 2023 11:02 AM
To: Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: RE: Estimates Q's

See notes below in blue from BCH.

Sara

From: Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>
Sent: Monday, April 17, 2023 10:15 AM
To: Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Sara Goldvine <sgoldvine@bchousing.org>; Thomson, John OHCS:EX <John.Thomson@gov.bc.ca>
Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: RE: Estimates Q's

Please see some notes on Seniors and Rural policy in Purple that I have in my notes in prep for today.

Tracy a for you in yellow.

Bonnie Ruscheinski, B.Com.

a/Executive Lead, Strategy, Governance & Accountability

Ministry of Housing

ph: 778-974-5870 | **cell:** 250-882-6430 | **e:** bonnie.ruscheinski@gov.bc.ca

I gratefully acknowledge and respect the lək'wə??ən peoples on whose traditional territory I live and work and the Songhees, Esquimalt and WSÁNEĆ people whose historical relationships with the land continue to this day.

From: Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>
Sent: Monday, April 17, 2023 9:08 AM

To: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; Thomson, John HOUS:EX <John.Thomson@gov.bc.ca>; Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>
Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: RE: Estimates Q's

From: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>
Sent: Monday, April 17, 2023 8:58 AM
To: Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; XT:Goldvine, Sara GCPE:IN <sgoldvine@bchousing.org>; Thomson, John HOUS:EX <John.Thomson@gov.bc.ca>; Ruscheinski, Bonnie HOUS:EX <Bonnie.Ruscheinski@gov.bc.ca>
Cc: Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>
Subject: Estimates Q's

Hi there, just going through Hansard from last year and notice a few issues. Some for awareness, some with specific Q's I'd like answered before we begin the debate please.

Nikki – please coordinate the material ?

Awareness of issues that may come up for which we have no notes:

- North Van Fire (Sara/Meghan) BCH sending IN or KMs re Silverlynn
- Lytton rebuild (Sara/Meghan) BCH sending IN or KMs
- Opening doors report (Bindi)
- Village Project in Cowichan (Sara/Meghan) BCH sending IN or KMs
- Facility Condition Index for BCH/PRHC projects (Sara/Tracy) This is include in BCH note 7

Questions to be answered please:

1. What is the status of housing for Seniors? (Sara/Bindi)

Bonnie's binder

i. **Indigenous Housing Fund:** affordable rental housing owned and operated by non-profit providers serving low-income Indigenous families and **seniors**.

ii. **Community Housing Fund (CHF)** This program will provide close to \$1.9 billion over 10 years to build and operate 14,350 affordable new rental homes

for **seniors**, families, low and middle-income earners. Some are specifically for seniors.

s.12

iv. **Establish BC Builds** to build housing for middle-income families, individuals, and **seniors**

v. Seniors' Units Completed (includes supportive and independent seniors housing):

1. Between 2001/02 to 2016/17: 10,887 seniors' housing units were completed;
2. From 2017/18 to December 31, 2021: 3,717 units were completed. TRACY THIS HIGHLIGHTED INFO IS FROM BCH ESTIMATES NOTES – can your team confirm?

2.s.17

3. What is the household salary range to be eligible for Housing Hub? (Tracy) \$182K max for 2 bd, \$126K for 1bd or studio. I have this in my notes. s.13

4. What is our rural housing strategy? (Bindi)

From Bonnie's binder

●■■■■■■■■■ As required under 2019 legislation, nearly all B.C. local governments have completed their first Housing Needs Reports, and many are preparing for their next report.

●■■■■■■■■■ In rural and northern communities, many housing needs reports describe needs for workforce housing, accessible housing options for seniors, and family-sized housing.

●■■■■■■■■■ Factors impacting housing in rural communities include:

- Housing affordability, inadequate housing and rental stock are among the leading causes driving workforce out-migration from rural communities
- Small and medium-sized businesses in rural communities are therefore unable to meet growth targets, compete with larger firms, and match customer demands
- Difficulty finding partners with the right skills, knowledge, and financial resources;
- Limited ability to acquire suitable land;
- Limited experience of local builders to deliver multi-unit housing projects;
- Infrastructure constraints and related costs of upgrading infrastructure;
- Lack of technical expertise in navigating BC Housing (including HousingHub) and CMHC funding programs; and
- Limited investment and limited economies of scale.

●■■■■■■■■■ Housing is in contact with the **Rural Development staff at JEDI** to ensure Rural Development staff are aware of housing funding through BC Housing's Building BC funding programs.

• Housing is continuing to **support the Minister of Post-Secondary Education and Future Skills** to ensure progress on:

- **Making post-secondary education and training easier to access for rural**, remote, and Indigenous communities for people across B.C.
 - such as skills training initiatives to ensure Indigenous people and communities share fully in the economic and social benefits of housing construction.
- Expanding **program offerings in rural centres** through partnerships and collaboration
- Other initiatives applying to rural communities include: legalizing secondary suites, expanding number of units allowed on a single family lot,
- several rural communities have taken advantage of recent amendments to the Local Government Act to expedite development approvals. These amendments provide local governments with more powers to simplify and speed up their development approvals processes,
- Homelessness:
 - B2023 \$228M over 3 years to create regional teams,
 - \$600-per-month rent supplement with integrated health and social supports that will help more than 3,000 people with low incomes access housing in the private market over the next three years, including in priority communities such as Prince George, Terrace, Nelson, Campbell River, Parksville and Duncan (not all these are considered rural – do you have any examples.
- The Northern Housing Incentive Program (NDIT) continues to independently launch programs and incentives to stimulate economic growth, job creation and housing. This includes the ‘Dollars to the Door’ program that incentivizes multi-family housing developments undertaken by private sector developers.
- The Province’s Growing Communities Fund will provide a one-time total of \$1 billion in grants to municipalities and regional districts to address unique infrastructure and amenities demands.
 - This will help smaller rural communities with infrastructure and amenities to support new home construction.
 - Grants are being distributed using a funding formula that includes a base amount of \$500,000, adjusted population, and per capita population growth between 2016 – 2021. The adjusted population method takes into account the per capita impacts of service demands on smaller and rural communities and the additional pressures experienced by faster-growing communities.

5. Will the SAFER/RAP programs be adjusted to support people with disabilities?^{s.13}
s.13

6. Did the Ministry complete the review of the Buildings BC program (referenced last year in Estimates, below) and what adjustments have been made? Yes, we did as part of Budget 2023 which is how new benchmarks were established and targets increased based on assessment/need. I’ll make sure I have bullets handy.

We’re about to undertake a review of the Building B.C. program. We’re four, almost five years, into the program. There have been a number of significant changes in relation to the housing market since we started that program that may affect

government's decision about the balance between the different housing funds and the approach we take to different housing funds.

Thanks all, T

Teri Collins (she/her)

Deputy Minister

Ministry of Housing

Teri.Collins@gov.bc.ca

Ph: 250-952-2569/Mobile: 250-216-2218

ATTACHMENT 1 – FIRST NATIONS_BC HOUSING MOU LIST

INDIGENOUS HOUSING PROGRAMS AND INITIATIVES

BC Housing has signed five Asset Management Memorandums of Understanding (MOU) with First Nations:

- 1. Nicola Nations - (Jan. 2019):**
 - i. Upper Nicola
 - ii. Lower Nicola
 - iii. Coldwater
 - iv. Nooaitch
 - v. Shackan
- 2. Ktunaxa and Shuswap - (Feb. 2019):**
 - i. Shuswap
 - ii. Tobacco Plains
 - iii. ʔaąam Community
 - iv. ʔakisq̓nuk
- 3. Nisga'a - (Feb. 2020):**
 - i. Nisga'a Villages of New Aiyansh
 - ii. Gitwinksihlkw
 - iii. Laxgalts'ap
 - iv. Gingolx
- 4. Tsilhqot'in National Government (March 2020):**
 - i. Tl'etinqox (Anaham)
 - ii. T̓si Deldel (Redstone)
 - iii. Yunešit'in (Stone)
 - iv. Xeni Gwet'in (Nemiah)
 - v. ʔEsdilagh (Alexandria)
 - vi. Tl'esqox (Toosey)
- 5. Wuikinuxv-Kitasoo-Nuxalk Tribal Council (WKNTC) (June 2022):**
 - i. Wuikinuxv
 - ii. Kitasoo
 - iii. Nuxalk

Page 52 of 61 to/à Page 57 of 61

Withheld pursuant to/removed as

s.13

ISSUES NOTE Ministry of Attorney General and Responsible for Housing Date: Nov. 1, 2021 Minister: Attorney General David Eby	Larwill – VAGA Dev. Application
---	--

ISSUE SUMMARY:

The Vancouver Art Gallery Association (VAGA) has tentatively secured a \$100M private donation from the Audain Foundation toward its plans to redevelop City of Vancouver-owned land at 688 Cambie Street, which is currently home to Larwill Place, a 98-unit supportive housing project, for the construction of a new art gallery. BC Housing's land lease expires on Sept. 30, 2023.

Although this donation does not bring VAGA past the threshold point at which they could submit a development application, it does bring them significantly closer to that goal. As the two modular supportive housing Larwill Place buildings are located on the northern third of this site, any news involving a potential development application will likely trigger questions about the current residents' housing. VAGA has expressed an intent to publicly announce and sign the donation on Nov. 4, 2021.

KEY MESSAGES:

- We understand people living at Larwill Place may have questions.
- No one living at Larwill Place will need to move right now.
- We have a firm commitment from the City for our lease agreement. This donation does not change anything for residents, supports or staff.
- MPA Society and VCH will be engaging with residents to ensure they are aware that there will be no change to their housing and services at this time.
- The homes at Larwill Place were always intended to be temporary housing, providing access to stable housing for almost 100 people while other housing is brought online in Vancouver.
- BC Housing, MPA Society and Vancouver Coastal Health (VCH) have always been prepared to vacate the site by the end of the lease on September 30, 2023.
- Before the temporary supportive housing is moved from that site, we will ensure that all residents are connected to alternative housing that matches their needs.
- At that point, BC Housing would provide relocation offers to long-term housing that is similar in size, type and affordability. All residents will also be offered support in the moving process.

BACKGROUND FOR MINISTRY:

- In 2005, VAGA selected 688 Cambie Street as a potential site for the new Vancouver Art Gallery.

In 2011, Council unanimously approved reserving approximately two acres of the City-

owned site at 688 Cambie for cultural use including a new Vancouver Art Gallery and directed staff to report back on the need for a new gallery and the business case.

- In 2013, Council again approved approximately 1.8 acres at 688 Cambie for the new gallery.
- Most recently in 2019, Council re-committed to this site.
- VAGA has submitted all required documents with the exception of architectural drawings for their development permit application. City staff will begin processing their application once it is complete.
- As recently as June 2021, VAGA expressed an interest in obtaining final permits prior to February 2022. The City has confirmed to BC Housing that this timeline is unrealistic.
- VAGA has secured a \$100-million donation from a private donor. This donation is a significant step toward the figure needed to move forward with the construction of a new art gallery on the southern two-thirds of the lot.
- However, the City has confirmed that this donation does not push VAGA past the threshold percentage necessary prior to the submission of any development application.
- VAGA has not confirmed their latest timeline for when they are aiming to submit their development permit application.
- VAGA has scheduled to announce and finalize the donation on November 4 with a 9:30 am press conference at the Vancouver Art Gallery, as well as a pitch to the media.
- VAGA is concerned about a potential leak of the substantial donation ahead of their planned activities because it could antagonize the donor and jeopardize the donation and has therefore been very cautious in confirming details to both City and BC Housing staff.
- BC Housing currently holds a lease on the site for two temporary modular supportive housing buildings with 98 units, called Larwill Place. The development permit for Larwill Place was approved on an interim basis pending redevelopment and expires on September 30, 2023.
 - 20 of these units are Vancouver Coastal Health rooms, and as such will require coordination with their staff to ensure resident notification and continuity of housing.
- BC Housing has a firm commitment on the current lease for the site, so it cannot be shortened from its current September 30, 2023, end date even if additional funding is secured by VAGA.
- However, all residents at Larwill will need to be relocated approximately five months prior to the September 30, 2023, end date so that the modular units can be disassembled, leaving the site empty for new construction.

- Four months prior to the start of disassembly, BC Housing will need to begin the process of tenant relocation to other suitable housing. BC Housing remains committed to providing operational funding to MPA Society to the end of their operational term on site.

Residents and Operator Implications

- The operator for Larwill Place, MPA Society, needs to be prepared for questions from residents and their site staff to mitigate anxieties amongst those directly affected. They will be sharing information with site staff and residents only at the time of the public announcement scheduled for November 4.
- VAGA's announcement on November 4 has the potential to create stress and uncertainty for the residents and staff of these two buildings. It is important that residents and staff hear consistent, clear information directly from MPA and not from media or other sources.
- In the future, BC Housing, MPA, VCH and the City of Vancouver will be working with residents to develop relocation plans and with individual residents on long-term housing solutions to meet the lease end of September 30, 2023.
- BC Housing is also working with MPA to ensure that the operations agreement is in place until the end of the lease, regardless of being on site at Larwill Place, or if relocations have begun to occur.
- The eventual relocation plan will require BC Housing and the operator to hold one-on-one conversations with each resident to learn their needs and preferences. Relocation offers will be made to long-term housing that is similar in size, type and affordability, and support in the moving process will be offered to all residents.
- BC Housing is working with MPA Society and VCH to ensure timely and accurate communication to Larwill residents is provided on the update to the Larwill Place site, including what that means for them:
 - Delivery of notification letters with FAQ materials at the same time as VAGA's funding announcement, on November 4, 2021.
 - Regular updates for residents to provide info and answer questions.
 - BC Housing and MPA have also provided staff contacts for residents to talk with if they have any questions, including in-person at Orange Hall.

Page 61 of 61

Withheld pursuant to/removed as

s.13