

Web FAQ Answers:

What is the history of this site?

- ❖ In 1990, the 1050 Expo Boulevard site was designated by Vancouver City Council for social housing through the False Creek North Official Development Plan (ODP), which calls for the creation of neighbourhoods, and that a diversity of people should be accommodated in each neighbourhood. With approval of the neighbourhood Quayside Comprehensive Development District in 1993, Council re-affirmed this site for social housing, and the zoning that allows for the surrounding developments. The goal of the neighbourhood plan was to create a mix of market, and non-market housing and co-op housing units, and a mix of family and non-family units. Projects such as 1050 Expo Boulevard serve to maintain the balanced mix of incomes and households.

How does this development fit into the City's housing strategy?

- ❖ The Amended Development Permit Application is consistent with Council's housing objective "to maintain and expand housing opportunities, with priority being given to families with children, single room accommodation (SRA) residents, and the mentally ill, physically disabled, and others at risk of homelessness." The 1050 Expo Boulevard project is part of the "12 Sites Initiative" by the Province of BC and the City of Vancouver to provide supportive housing in several neighbourhoods throughout Vancouver. It is one of 12 selected sites that are consistent with the City's Supportive Housing Strategy, which seeks a geographic balance for housing developments to provide for all the needs of all Vancouver neighbourhoods (for more information visit www.city.vancouver.bc.ca/commsvcs/housing).

What experience do 127 and St. James have in managing social housing?

- ❖ The 127 Society for Housing (www.127society.ca) was formed in 1981 and is a registered charity; it is celebrating its 30th anniversary in 2011. Its purpose is to provide safe, affordable housing for low-income and/or seniors and/or individuals with disabilities and assist them with their personal and social needs through its Community Worker Program. The Society currently owns and operates three affordable housing projects with 255 units in Vancouver's Downtown South/Yaletown area (Helmcken and Nelson streets) that house approximately 272 low-income residents.
- ❖ Existing tenants are individuals who were homeless or at-risk of homelessness and who were living in old hotels/rooming houses in the Downtown South or neighbouring communities of downtown. Many tenants have physical health, mental health or addiction issues and include people in need of supportive services. They are generally 45 years and older and now living healthier and more stable lives.
- ❖ The 127 Society for Housing has been successfully housing and providing support services to this tenant group for over 25 years. The Community Worker Program is provided in each of the buildings and responds to the personal and social needs of the tenants. The Society has established low-cost food stores, a workshop, a computer club, a community meals program and other social activities. The residents in 1050 Expo Boulevard site will have access to these services.
- ❖ St. James Community Service Society (www.sjcass.com) is broad-based social service agency providing care and support today for the most marginalized and vulnerable, while also working to transform communities for the future. In 2011 the Society will celebrate its 50th anniversary. Over the years it has been making a difference in the lives of thousands of people in Vancouver's Downtown Eastside, throughout the city, and across the Lower Mainland.

- ❖ St. James cares for those who face homelessness, poverty and isolation, mental illness and addictions, as well as those with chronic and terminal illness. A team of over 250 staff provide a spectrum of crisis, housing, personal care, financial support, and end-of-life services to over 2,000 people a year. The Society manages a range of housing from emergency shelter to supported housing to licensed care facilities totaling over 300 beds, rooms, and / or apartments.
- ❖ The Society also provides other health and social services including 16 beds in two hospices that provide care and comfort for terminally ill adults in a supportive and comfortable home-like environment, and financial trust administration services to approximately 500 low income seniors.

What is the background to this development process?

- ❖ The development of 1050 Expo Boulevard as social housing has been under consideration since 1990. Four important steps have occurred in support of the proposal:
 1. Site Designation for social housing: In 1990 the False Creek North Official Development Plan (ODP) designated this site for social housing, and this was re-affirmed as part of the zoning in the Quayside Comprehensive Development District approved in 1993.
 2. Site Acquisition for Social Housing: Approved by City Council in October 2005.
 3. Supportive Housing Strategy: In June 2007, City Council approved the “Supportive Housing Strategy”, which included the site at 1050 Expo Boulevard as a potential location for supportive housing.
 4. The Memorandum of Understanding (MOU) between the Province and the City of Vancouver: Endorsed by City Council on December 19, 2007, for 12 City-owned sites to be used for supportive housing (including 1050 Expo Boulevard) in partnership with BC Housing.

What are the detailed project statistics for the building?

- ❖ Gross Floor Area – approximately 49,448 square feet
- ❖ Total Dwelling Units – 89 (approximately 325 sq. ft. to sq. ft. 425 ft. each)
- ❖ Building Height – approximately 76 feet (6 storeys)
- ❖ Total Parking – 7 spaces for cars at grade, 103 for bicycles (in general areas and in-suite)
- ❖ Amenity Space: approximately 5,610 square feet, including:
 - A multi-purpose room that can be used for a range of activities, including meetings, special events, workshops, and community dinners (it will have a kitchen attached);
 - Library, computer, and TV rooms;
 - Common laundry facilities;
 - An outside terrace;
 - A meeting room for staff to meet privately with residents.

How will tenants selected?

- ❖ Referrals to the 1050 Expo Boulevard building will be coordinated with BC Housing who are also involved in tenant selection for all the new 12 supported housing sites. The final approval for accepting new tenants will rest with 127 Society for Housing and St. James Community Service Society. The project will accommodate individuals appropriately matched to the level of tenant support services provided.

What programs and services will be provided on site?

- ❖ St. James Community Service Society staff will meet with each tenant to find out their personal goals with respect to community living skills and help plan the supports they need to achieve them. As part of this process, and on an ongoing basis, tenants will identify external community service contacts for any health issues to ensure a coordinated approach to care planning. Staff will work with tenants to access any required healthcare (mental and physical), employment / benefits, addictions, or other required external community supports.
- ❖ Staff will provide group and individual support, training and education regarding a range of issues, including:
 - Household management and meal preparation (although regular meal programs will not be provided as residents will have their own in-unit kitchen facilities periodic community meals will be a feature of the support services from time to time);
 - Budget management, employment, and money issues;
 - Other community living skills.
- ❖ Organized recreational and social events will also be provided on a regular basis.