

Supportive Housing - 1050 Expo Boulevard

Background

- This document is intended to provide local residents, businesses and other interested parties with information about proposed changes to the approved project at 1050 Expo Boulevard, and the two not-for-profit societies involved in its development and management. It is being circulated as an accompaniment to the public notification from the City of Vancouver to local residents regarding the development permit process for amendments that will reduce the size of the project. Further information (including answers to highlighted “FAQs”) is available at **www.127society.ca**.

Overview

- The 1050 Expo Boulevard project is part of the “12 Sites Supportive Housing Initiative” by the Province of BC and the City of Vancouver approved by Council on December 12, 2007 to provide supportive housing in several neighbourhoods throughout Vancouver.
- **Who will live in the building?** The proposed building will provide 89 studio apartments to individuals from the local neighbourhood who have very low income and/or who are either homeless (including those living in temporary accommodation such as single room occupancy hotels), or at risk of becoming homeless. It is anticipated that most of the residents will be older adults and seniors (aged 45+). There will be some individuals living with mental and/or addictions challenges for whom appropriate support will be provided.
- **Who will manage and operate the building?** The 127 Society for Housing will develop and manage the building’s operations, while St. James Community Service Society will provide support services 24 hours a day, 7 days a week for tenants enabling them to live healthy and independent lives in their community. The partnership brings together the many years of housing and social services experience of both societies.

Web FAQ: *What is the history of this site?*

Web FAQ: *How does this development fit into the City’s housing strategy?*

Web FAQ: *What experience do 127 and St. James have in managing social housing?*

Development Process

- **What is the process for approval of the project?** The project is permitted under the Comprehensive Development, CD-1 (324) zoning for 1050 Expo Boulevard. A project Development Application was approved by the Development Permit Board on August 27 2008. Since then the proposed size and design of the building have changed. The applicants have now submitted amendments to the development permit application for consideration.
- **What are the major changes in the application?** The proposed building design has changed from a 9-storey concrete structure with 133 units, to a 6-storey wood-framed building with 89 units and parking at grade. Information about how to get further details on the proposed changes, and how to comment on them, is included in the City’s public notification letter.

Web FAQ: *What’s the background to this development process?*

Program Goals

- **What are the goals for 1050 Expo Boulevard?**
 1. To provide supportive housing to predominantly older adults (45+) from the local neighbourhood who are homeless or at risk of becoming homeless.
 2. To create a setting that assists tenants to live independently with the life-skills and healthcare supports they need to become active and integrated members of their community.

3. To work collaboratively with local residents, businesses and other parties so that our programs provide safe and effective services, and that any issues or concerns that arise related to the site or operations are dealt with in a timely and effective manner.

The Proposed Building

- **Will the building fit the character of the local community?** The building's scale, quality of design and exterior finishing materials as approved by the City are similar to developments in the neighbourhood. The proposed 6-storey building will contain 89 self-contained studio suites as well as amenity space, at grade parking, and outdoor patio and garden space. The building will be built to LEED Gold standard that will significantly reduce energy consumption.

Web FAQ: *What are the detailed project statistics for the building?*

Programs & Services

- **What staffing will be provided?** There will be a minimum of two trained resident support staff on duty (on-site) at all times (24 hours a day, 7 days a week). In addition there will be building maintenance and janitorial staff to manage the upkeep of the building on a daily basis
- **What processes will be in place to address safety?** 127 and St. James will use a range of protocols that have been successfully used at their other buildings to ensure the safety and security of tenants, staff, and the community. These include: tenancy agreements; 24 hour monitoring in and around the building; immediate staff response to serious situations; and finding alternative accommodation for tenants who need greater levels of support. An Operations Management Plan (OMP) will be prepared in consultation with the community to the satisfaction of the City prior to occupancy.

Web FAQ: *How will tenants be selected?*

Web FAQ: *What programs and services will be provided on site?*

Response to the Community

- **How will issues or concerns from the community be addressed?** As a good neighbour, our goal is to provide excellent management of the building and also to provide appropriate and effective support services. We will establish a community liaison process that will give careful consideration to issues or concerns raised, and provide feedback and information about any corrective action. Part of this is to create, in consultation with the local community, an Operational Management Plan (OMP), which must be approved by the City prior to occupancy as a condition of our current permit.
- **What are the next steps in working with the community?** In the coming months the project partners will initiate a Public Information Update Meeting (date and location to be confirmed). This meeting is a chance for 127 and St. James to reconnect with the community about the project, and for the community to get to know the two societies better. It will also be a chance to discuss future processes for creating an ongoing community liaison group, and for developing the OMP (which must be approved prior to occupancy). Local strata councils, resident and business associations, and other stakeholders will be invited. If you want notice of the meeting, please e-mail your contact details to expo@127society.ca.

Contacts

- Further information may be obtained from the following sources:

127 Society for Housing
Joanne Graham, Administrator
expo@127society.ca
(604) 682-3320

St. James Community Service Society
Jonathan Oldman, Executive Director
joldman@sjcss.com
(604) 606-0307