



# Temporary Modular Housing

## Definition, Regulations, and Design Guidelines

Public Hearing  
December 13, 2016





An aerial photograph of a modern waterfront residential development. The scene features several multi-story apartment buildings with glass facades and balconies. In the foreground, a curved concrete promenade runs along a marina where several sailboats are docked. A prominent building on the right has a distinctive green roof. The sky is clear blue with some light clouds. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text "Revised Recommendations" in white.

# Revised Recommendations

## **Yellow Memo Report Recommendation:**

*A. THAT the application to amend the Zoning and Development By-law to introduce a definition and regulations for Temporary Modular Housing generally in accordance with Appendix A be approved.*

## **Revised Recommendation A (ii):**

The four City-owned CD-1 sites proposed for amendment to include Temporary Modular Housing as a permitted use have been removed from public hearing, namely:

- CD-1 (181) By-law No. 6041 for 2610 Grandview Highway;
- CD-1 (210) By-law No. 6313 for 4170 Nanaimo Street;
- CD-1 (247) By-law No. 6533 for 3098 S. E. Marine Dr., and 3099 E. Kent Avenue N.; and,
- CD-1 (310) By-law No. 7189 for 3590 Copley St., 2275-2355 Vanness Av., 3560-3590 Walker St.

## **Other Report Recommendations:**

B. THAT, subject to approval of the amendment to the Zoning and Development By-law, the Temporary Modular Housing Guidelines, generally as presented in Appendix C, be approved in principle; FURTHER THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Temporary Modular Housing Guidelines at the time of enactment of the by-law for adoption by Council.

C. THAT, Council instruct staff to continue to explore opportunities to enable additional temporary modular housing across the City on a priority basis.





# Council Policy

## 2012-2021: Housing and Homelessness Strategy

- Increase the supply of affordable housing.
- Encourage a housing mix across all neighbourhoods that enhance quality of life.
- Provide strong leadership and support partners to enhance housing stability.

## 2012: Mayor's Task Force on Housing Affordability

- Increase the supply and diversity of housing.
- Enhance the City's and community's capacity to deliver affordable rental and social housing

## 2014: Vancouver Affordable Housing Agency

- Create new affordable housing across the housing continuum
- Innovative partnerships with private developers, charitable and/or non-profit organizations, and senior levels of government.
- Target the delivery of 2,500 affordable housing units on City and/or partner land by 2021.





A scenic sunset over a body of water. The sun is low on the horizon, creating a bright orange and yellow glow. Silhouetted trees are in the foreground, and a city skyline is visible in the distance across the water. The sky is a mix of orange, yellow, and blue. A blue horizontal band is overlaid on the image, containing the text 'Temporary Modular Housing (TMH)'.

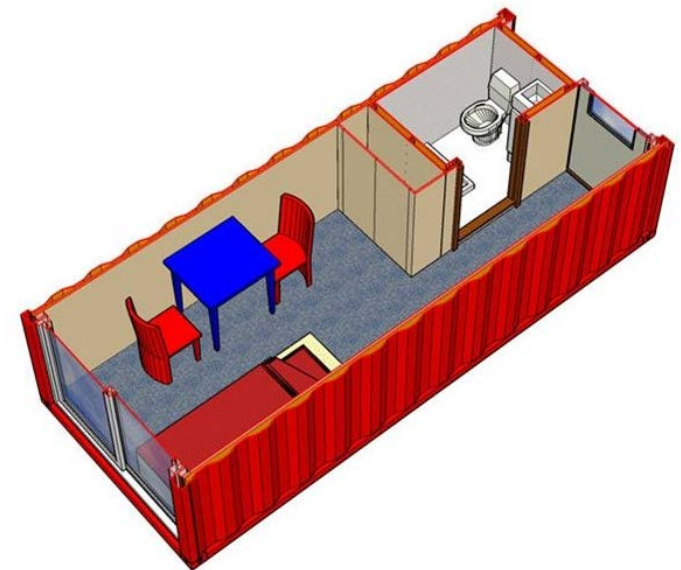
# Temporary Modular Housing (TMH)

# What is modular housing?

- Sectional prefabricated buildings that consist of multiple sections called modules.
- "Modular" is an off-site method of construction differing from other methods. e.g. Traditional "stick-built" construction
- Completed modules are transported to the building site and assembled by a crane.
- Modular construction process allows buildings to be stacked, relocated and reconfigured, and is a creative solution that allows housing units to be moved from site to site as future requirements dictate



- Opportunity for infill on underutilized sites or vacant sites awaiting re-development;
- Expeditious and cost effective unit delivery;
- Modular units can be re-located as required;
- The temporary concept to act as a transition between temporary accommodation and permanent housing





# First TMH Pilot: 1500 Main St. (220 Terminal Ave.)



- 40 self-contained units
- Indoor and outdoor amenity space
- Flexible design
- Unit options allowing reconfiguration as 1, 2, and 3 bed units
- Relocatable foundation system
- Occupancy targeted for mid-February 2017
- CoV Non-Market Operations

- New construction technique for COV / VAHA
- Creating a building that is adaptable to future layouts and locations
- Site selection:
  - Appropriate zoning for appropriate residential use
  - Servicing and site works
  - Expedited timeline





An aerial photograph of a modern waterfront residential complex. The image shows several multi-story apartment buildings with glass facades and balconies. In the foreground, there is a marina with several sailboats docked at a pier. The sky is blue with some light clouds. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text "Report Recommendations" in white. The overall scene is bright and clear, suggesting a sunny day.

# Report Recommendations



- Amend the Zoning and Development By-law to introduce a definition and associated regulations for Temporary Modular Housing.
- Approve Temporary Modular Housing Design Guidelines in-principle.
- Continue to explore opportunities to enable additional temporary modular housing.





# Implementation Strategy



- **Regulatory Framework**

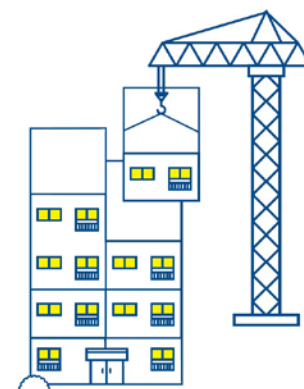
- use new regulations to expand Temporary Modular Housing

- **City-owned Sites**

- Comprehensive development feasibility review
- Community engagement prior to rezoning referral

- **Other Sites**

- Engage with non-profit, faith-based, government and private sector partners for additional sites
- Community engagement prior to rezoning referral
- Add Temporary Modular Housing to large site rezoning projects to enable interim housing while sites await redevelopment







Thank you

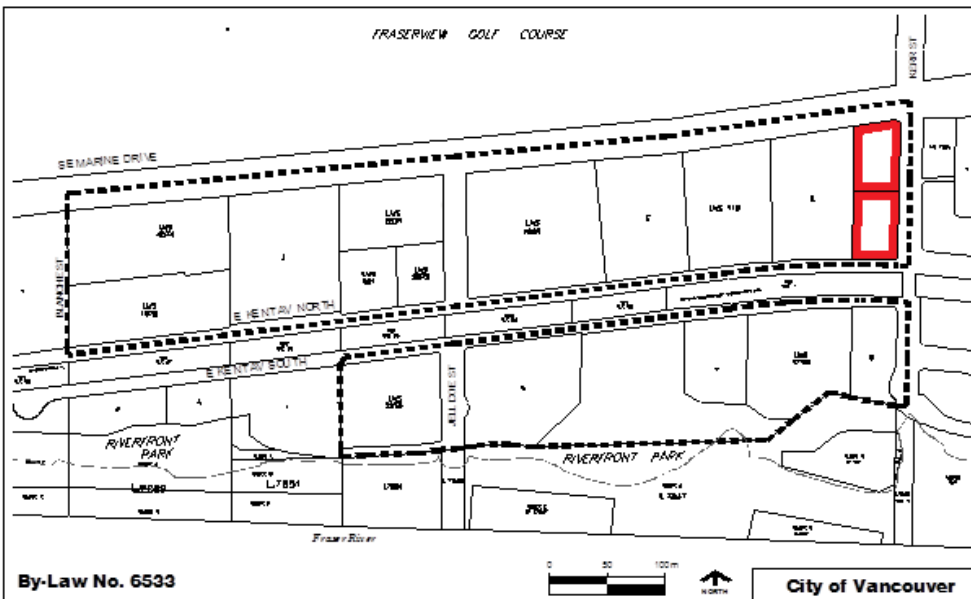
# EXTRA SLIDES



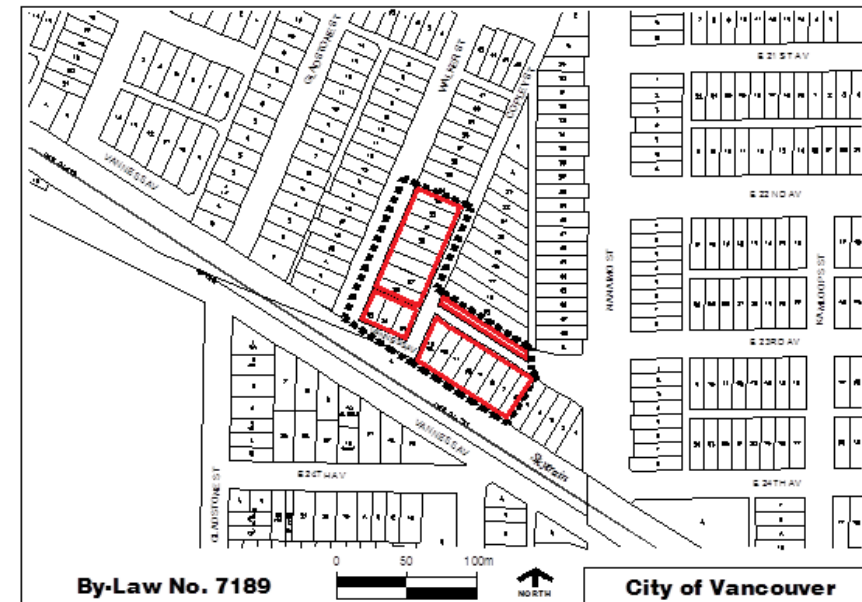
# Proposed Amendments to CD-1 By-laws

 City-Owned Site

 CD-1 District



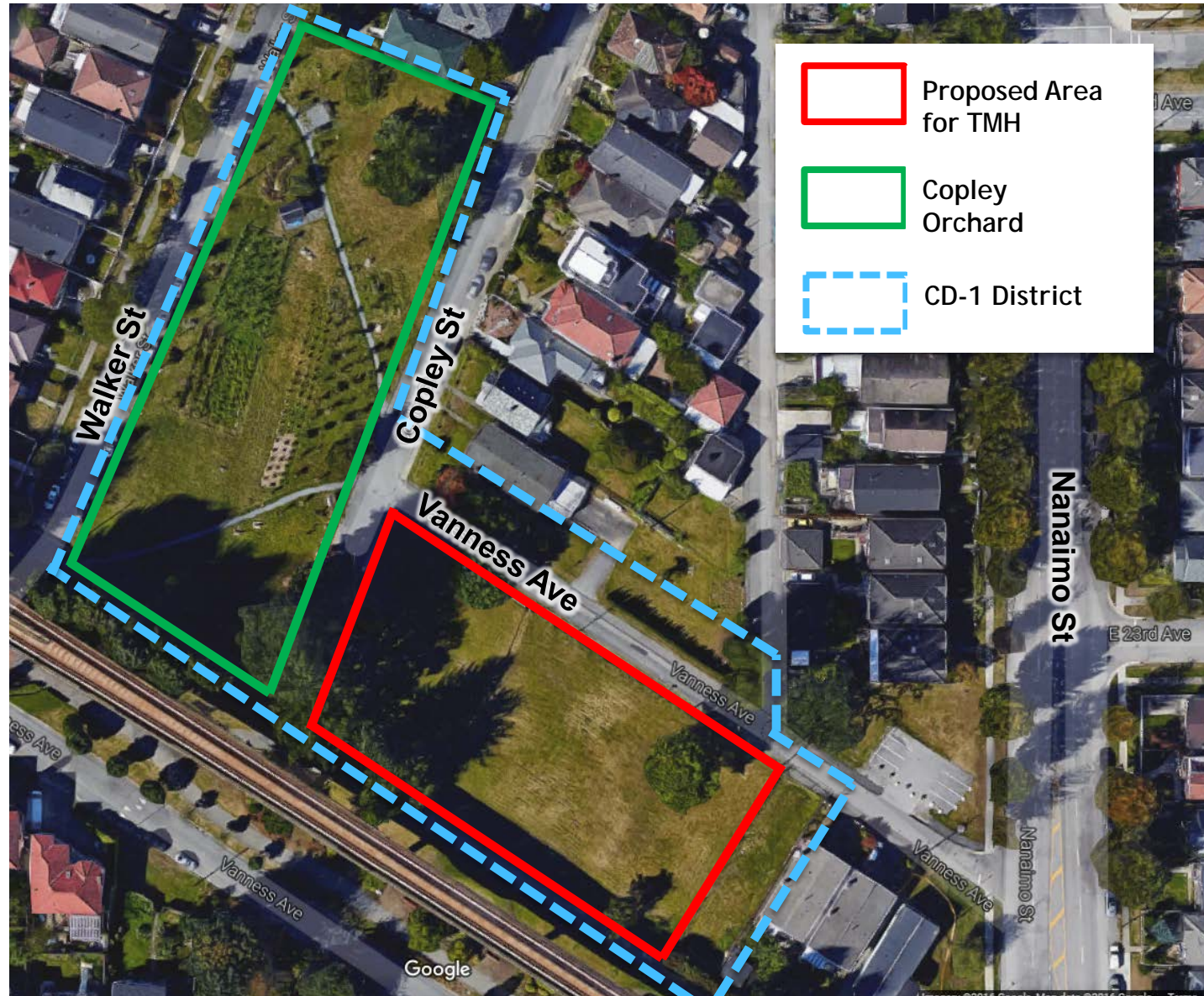
CD-1(247) – 3098 S.E. Marine Drive, 3099 East Kent Ave North



CD-1 (310) – 3590 Copley St, 2275-2355 Vanness Ave, 3560-3590 Walker St

# Proposed Amendments to CD-1 By-laws – Copley Community Orchard

- Enable additional TMH supply
- Additional due diligence to determine feasibility and suitability
- Intent is not to displace the Copley Community Orchard
- Vacant sites within the CD-1 proposed for TMH



CD-1 (310) - 3590 Copley St, 2275-2355 Vanness Ave, 3560-3590 Walker St



# Process and Notification

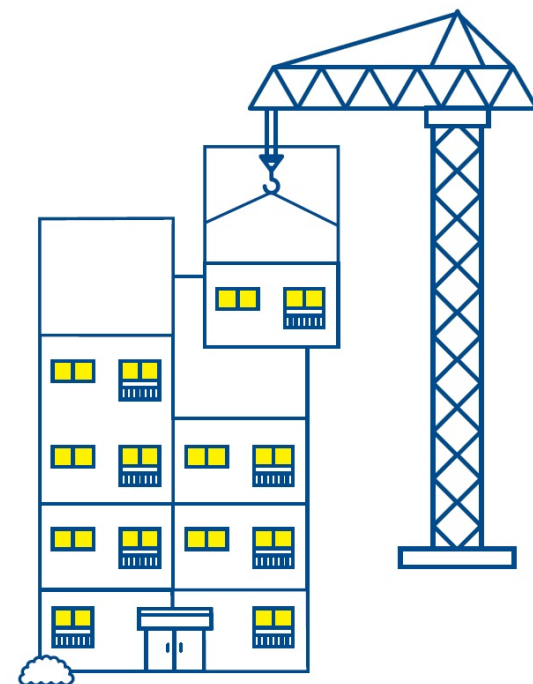


## Public Notification: Text Amendments to 2 Zoning Districts

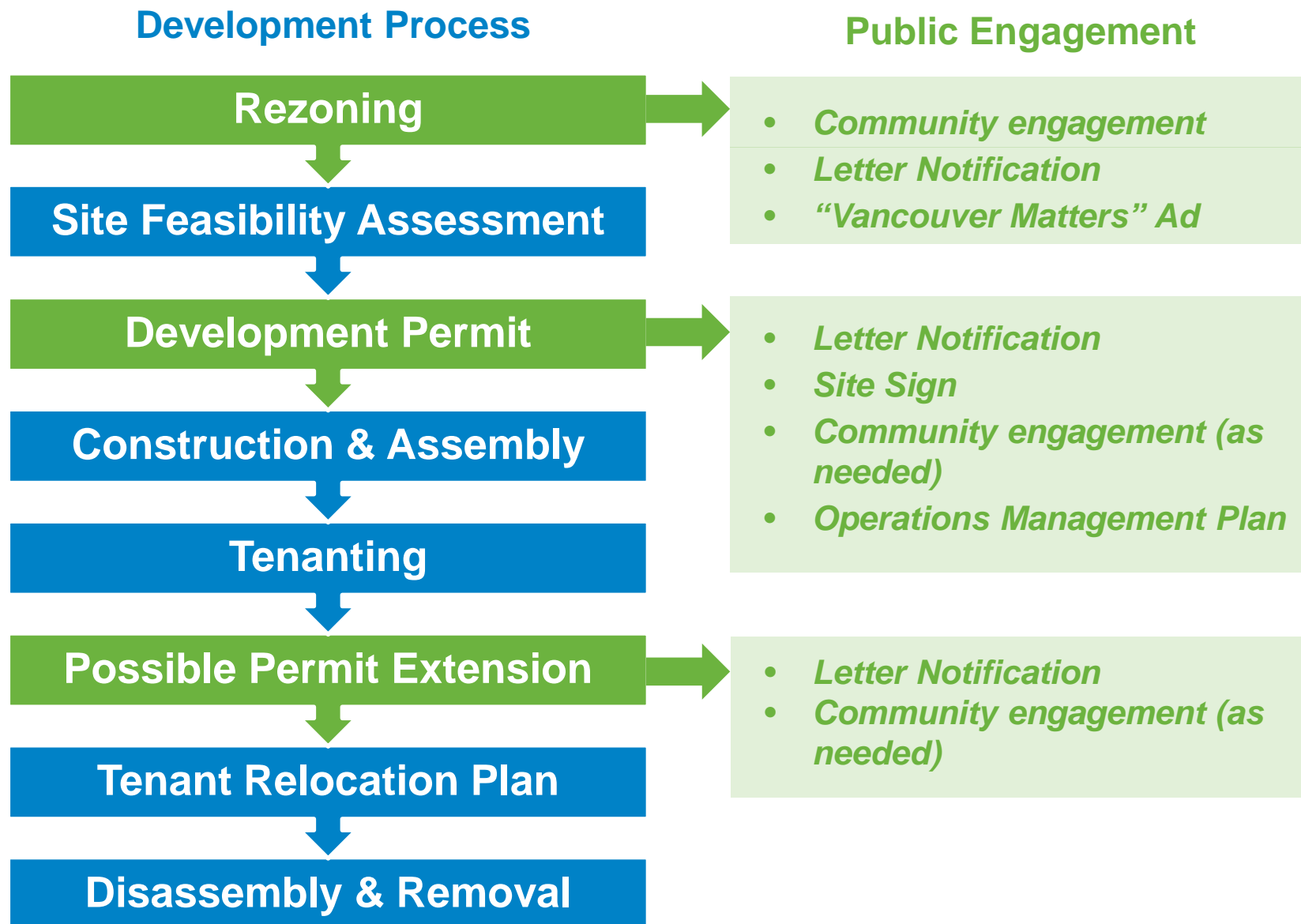
- 2,345 notification letters were mailed to residents on the CD-1 sites, as well as neighbours within a two block radius of each site.
- Two notices were placed in “Vancouver Matters” in the *Courier*.

### Concerns:

- Insufficient consultation
- Site impacts
- Neighbourhood impacts







# Next Steps and Engagement Process

## Development Process

## Public Engagement

*Today*

