

Memorandum of Understanding
between
BC Housing Management Commission (BC Housing) and
the City of Vancouver (the City)
regarding the development of City-owned sites for social and supportive housing,
and dated for reference October 29, 2007

1. Introduction

On October 12, 2007, Premier Campbell announced that BC Housing would be funding the design, approvals and preconstruction work required for the development of social and supportive housing on municipally owned sites in several cities in the province, including 12 sites in Vancouver. This Memorandum of Understanding sets out the proposed partnership between BC Housing and the City for the design, approvals, and preconstruction work required on the City's 12 sites (the Sites), with the intent that construction of the individual social and supportive housing projects (the Projects) will proceed in 2008.

The City is the owner of the Sites and also responsible for regulating development in the city, including development of the Projects. The City's ownership and regulatory roles are separate and independent, and, where relevant to this Memorandum of Understanding, are specifically identified.

2. Policy Context

In September 2004 the Premier's Task Force on Homelessness, Mental Illness and Addictions was created "to develop innovative strategies to help people with addictions and mental illness move from temporary shelters to long-term, stable housing where their needs can be better met".

In June 2005, City Council approved Vancouver's Homeless Action Plan which identified the development of supportive housing as one of the "Three Ways to Home" and, along with adequate income and support services, as key to solving homelessness. It identified a need for 3,200 additional supportive housing units and 600 transitional housing units over the next decade.

In October 2006, the Province of BC announced its comprehensive housing strategy, Housing Matters BC, which has as two of its six priorities that:

- "the homeless have access to stable housing with integrated support services, and
- BC's most vulnerable citizens receive priority for assistance".

In December 2006 the Mayor presented a report on public civility to Council which summarized the Mayor's survey and dialogues with citizens on public disorder issues, including aggressive panhandling, open drug dealing and drug use. Vancouverites have significant concerns over the increased incidents of street disorder and are worried for their safety and well-being. The Project Civil City recommendations approved by Council include as one of its four objectives to:

"increase housing opportunities and eliminate homelessness,

with at least a 50% reduction by 2010”.

In March 2007, Council considered the Vancouver Homelessness Funding Model, and approved in principle making sites available to the Province at no cost and forgiving property taxes for the development of supportive and social housing that would accommodate the homeless and those at risk of homelessness:

- “C. THAT Council approve in principle:
- i. making 12 or more City sites available at no cost (which may or may not include all the sites designated for social housing that the city currently owns) with an estimated value of \$50,000,000 for the development of 1500 or more supportive housing units for low income singles, including those with mental health and addictions issues;
 - ii. exempting the supportive housing developed on the City sites from property taxes estimated at \$1,000,000/year (2006 dollars) for all sites when they are fully developed”.

In June 2007 Council approved a Supportive Housing Strategy to implement Vancouver Coastal Health’s Mental Health & Addictions Supported Housing Framework. Subject to funding being available, the Strategy would see the development over the next decade of 450 new supportive housing units in a dozen or so buildings for persons with a mental illness and/or substance abuse issues who are receiving Vancouver Coastal Health’s treatment services and in need of stable and affordable housing and a supportive environment.

In July 2007, Council and BC Housing approved a Memorandum of Understanding regarding the redevelopment of Little Mountain Housing which included investing half the net proceeds in the development of social housing in the city.

3. Housing Priorities

There are an estimated 2,000 homeless individuals living on the street or in shelters on any given night in the city of Vancouver. In addition there are 6,000 rooms in 136 Single Room Occupancy (SRO) buildings in downtown Vancouver which provide insecure and inadequate accommodation for low income singles and which need to be replaced. Many of the homeless, those at risk of homelessness and those living in the SROs suffer from mental illness and/or substance abuse issues, and need safe, secure and affordable housing plus support services. The Projects to be developed on the Sites will all be social and supportive housing that will accommodate the homeless and those at risk of homelessness who are living on Vancouver’s streets, in its shelters, and in the city’s downtown SROs.

4. Building Program

The Projects will generally consist of studio units complete with kitchen and bathroom. One or two may consist of small studio units with a bathroom but limited cooking facilities and where common dining and meal service is provided. The Projects will range in size from 50+/- units to 120+/- units. They will include amenity

spaces and administration offices. Non-residential uses (commercial, retail and social services) may occupy the ground floors.

The Projects will provide a range of environments to accommodate the continuum of need including alcohol and drug free to low barrier environments.

For most of the Projects, one third to one half of the units (the Supported Units) in each Project will be occupied by tenants (the Supported Tenants) connected to and referred by non-profit providers of social and health services to the mentally ill and/or addicted. A couple of the projects in the downtown may be developed for persons with higher needs in which case most if not all of the tenants will be connected to and referred by social and health services.

5. Sustainability

The Province is committed to achieving higher environmental standards, and BC Housing intends that all the Projects be designed to be Green House Gas neutral and to achieve LEED® Gold certification or equivalent, as BC Housing may determine. BC Housing's commitment to minimize Green House Gas emissions and to achieve LEED® Gold certification or equivalent is their initiative and is not a requirement of the City as regulator of development. The City's Office of Sustainability will work with BC Housing and the consultant teams to optimize the Projects' sustainability as BC Housing may consider financially justifiable.

6. Commercial and Retail Uses

Commercial and/or retail uses may be required on the ground floor of five of the Projects because of their location in a shopping district or on a major arterial. The City as owner of the Sites and through its Property Endowment Fund will pay the cost of building the commercial and retail space including a proportionate share of the base building cost and the cost of the parking required for the commercial and retail space. The commercial and retail space will be sub-leased to the City for the term of the lease with a nominal prepaid rent, and the City will operate the commercial and retail space as a financial investment. The City will pay its share of any shared expenses for operating the Projects that include commercial and/or retail space, but otherwise the residential and non-residential uses and spaces will be operated independently.

The City's Real Estate Services will assign a project manager to work with the architects for the Projects that include commercial space on the design and specifications for the space, and Real Estate Services' approval of the design and specifications for the commercial space in a Project will be required prior to commencement of construction.

7. Social Service Centres

Opportunities to develop social service centres on the ground and perhaps second floors of the Projects have been identified for three of the Sites. These social service centres would accommodate existing social services in the city, two of which are already located on the Sites as tenants. Both the social services and their funders

have expressed an interest in being partners in the Projects so as to secure their facilities for the long term.

BC Housing and the City will invite the social services and their funders to participate in the design and program development for the Projects and, should the social services and their funders request, will include the social service centres in the design of the Projects and in the application for Development Permits for the Projects. BC Housing will finance the capital costs of the social service centres where operational funding has been confirmed.

The social service will enter into a sub-lease with the Sponsor for the social service centre for the term of the lease. The social service centre will be exempt from paying property taxes as long as the component of the Project they occupy continues to provide social services funded in whole or in part by the Province or provincial agencies. The social services operating a social service centre in a Project may be one of the Service Providers in the Project and if so will have the right to refer their clients to some of the Supported Units in the Project and the obligation to provide support services to their clients who Supported Tenants.

The social services and their funders will need to assign staff to work with the architects for a Project that includes a possible social service centre on the program, and the design and specifications for the social service centre. Approval from the social services and their funders of the design and specifications for a social service centre in a Project will be required prior to commencement of construction. The social services and their funders will be expected to provide prompt and complete responses to the architects and the development teams to ensure that the Projects that include a social service centre remain on schedule.

8. Parking

Parking will be provided in accordance with the City's Parking By-law. The parking for social and supportive housing projects consisting of small studio units designated for core-need singles has typically been provided on the basis of one space/ten units. Parking for any other uses included in the Projects would be in addition to the requirement for the social and supportive housing component.

9. Eligible Tenants

Only singles in core-need (having to pay more than 30% of their gross household income to rent a studio unit in the private market) will be eligible to move into the Projects. Priority will be given to low-income singles living in Vancouver who are homeless, at risk of homelessness, or living in a downtown SRO.

10. Rents

Tenants on income assistance will pay a rent equal to the shelter allowance of income assistance. All other tenants will pay 30% of their gross household income for rent or the market rent of the unit whichever is less.

11. Building Operation

Each Project will be operated by a non-profit housing society (the Sponsor) who will manage the building and the tenants (selection, tenant agreements, rent collection, eviction, etc.). For each Project one or more non-profit provider of social or health services (the Service Provider) will be selected to support the Supported Tenants who are living with a mental illness, substance abuse, or other problem that puts them at risk of homelessness. Only persons referred by and supported by the Service Provider will be eligible to move into a Supported Unit. The Sponsor and the Service Provider for a Project may or may not be the same non-profit organization.

12. Selection of Sponsors

BC Housing is undertaking a Request for Proposals to select the Sponsors. The sponsors will be jointly selected by BC Housing and the City. Once the Sponsors are selected they will take on the role of developers of the Projects including providing direction on Project designs and programs, as well as assuming responsibility for the on-going management of the project development team, including architects and builders. Each Sponsor will identify their representative who will participate in the development process.

13. Selection of Service Providers

If the services will not be provided by the Sponsor, or the Service Providers are not selected at the same time as the Sponsor, the Sponsor selected for a Project and BC Housing, in consultation with the funders of health and social services, will select the Service Providers for a Project.

14. Vancouver Coastal Health Clients

In accordance with the City's Supportive Housing Strategy, and subject to VCH providing the support funding, Supported Units will be made available to VCH for their clients who are in treatment but living in insecure and unstable housing. VCH will participate in the selection of the Sponsors and Service Providers for the Projects that will accommodate their clients, and VCH will control access to their Supported Units and be responsible for the Supported Tenants who are also their clients.

15. Sponsor and Service Provider Co-ordination

BC Housing is developing a collaborative process and structure which will involve all providers of supportive housing in the Province in the development and co-ordination of client centred and community based supportive housing and associated services. The intent is to ensure the effective use of resources; a collective approach to wait lists, tenant selection and case management; the sharing of information, research, education and training; and a sector capacity to address common issues and concerns.

The Sponsors and Service Providers selected for the Projects will work collaboratively with BC Housing to develop and define the building and operational programs for all

the Projects with the intent to develop a co-ordinated and collaborative response to the needs of the homeless and those at risk of homelessness that the Projects will serve.

16. Operational Staffing

Funding will be provided to the Sponsors for 24 hours a day and 7 days a week staffing for each of the Projects. These positions will be employees of the Sponsor and they will manage the buildings and the residents in their capacity as tenants and not as clients of services. Their role will include connecting the tenants to services but they will not provide services to the tenants themselves.

17. Support Services

Most of the services the tenants need, including the Supported Tenants, will be provided by community based non-profit service providers, including the Service Providers. These services will include education, training, job placement and other social services. The tenants will access these services either by going to the locations where the services are delivered or through outreach to the tenants in their homes.

The services provided on site will support the tenants to maximize their independence and their social integration, and may include assistance with basic life skills (budgeting, banking and housekeeping); help with personal crises; medication management; assistance with appointments; links to social, vocational and health services; training and education planning; and community participation.

The tenants will have access to clinical services provided by Vancouver Coastal Health and their contractors in the community, some of which they will access by going to locations where the services are provided e.g. local health clinics, detox and treatment, and in some cases through outreach to the tenants in their homes, e.g. home care.

18. Design and Program Development Funding

BC Housing will pay all the costs to design the Projects through to issuance of the Development and Building Permits for each Project. These costs include the fees for the architects and their sub-consultants, permit fees, legal costs, survey and engineering costs, quantity surveying, etc.

19. Funding for Construction, Operations and Services

The BC Housing/City social and supportive housing partnership assumes that the Province and its other partners (the Federal Government, corporate and private donors, non-profit housing and service providers) will provide funding to build and operate the Projects in 2008. The funding will cover the cost to build the Projects, and for the subsidies to operate the buildings and provide the non-clinical support services for the homeless and those at risk of homelessness e.g. the mentally ill and those suffering from addiction. The funding will include the half of the net proceeds from the redevelopment of Little Mountain Housing Project to be invested in the City.

20. Existing Tenancies

Some of the Sites have been leased to tenants pending their development for social and supportive housing. Once funding for the construction and operation of the Projects is available, the City as owner of the Sites will give termination notices to the existing tenants in accordance with the terms of the leases between the City and its tenants.

The City will allow BC Housing and the Sponsors access to the Sites on the same basis as the City is allowed access under the terms of the leases between the City and its tenants.

Some leases between the City and its tenants allow the City to terminate the leases in advance of the end of the lease term subject to the City compensating the tenants. If the funding is in place to build and operate a Project, and BC Housing wishes to proceed with the development of a Project on a Site where the lease between the City and its tenant allows for early termination, the City will pay the costs of early termination.

For tenancies on the Sites where the leases do not allow for early termination, the City will initiate discussions with the tenants to determine the conditions under which the tenants would agree to early termination, and BC Housing and the City will jointly consider whether to proceed with early termination and the costs to be borne by each.

21. Leases

The City as owner of the Sites will lease the Sites to the Sponsors for 60 years with a nominal prepaid rent. The lease for a Project will commence once the Building Permit for the Project has been issued, the construction financing is in place, and the contract to build the Project has been executed. The leases will require the Sponsors to maintain and repair the Projects, pay all utilities, insurance, fees and taxes with the exception of property taxes.

22. Property Taxes

The City as owner of the Sites will, as a term of the lease, exempt each Project from property taxes for the term of the lease as long as the Project continues to provide supportive housing for the homeless and those at risk of homelessness and as long as BC Housing continues to provide operating subsidies to the Project.

23. Access to the Sites

Subject to the existing tenancies, the City as owner of the Sites will grant licenses to BC Housing and to the Sponsors, once the Sponsors have been selected, that will allow BC Housing and the Sponsors to have access to the Sites in advance of the commencement of the lease for the purpose of surveys, demolition, and construction mobilization.

24. Hazardous Materials

The City will undertake environmental assessments of any buildings on the Sites to determine if there are any hazardous materials e.g. asbestos that need to be removed. The City will pay the costs to remove any hazardous materials. The environmental assessment reports will be provided to the Sponsor and the recommendations incorporated into the demolition contracts which will be subject to the review and approval of the City as owner of the Sites.

25. Demolition

The Sponsor will be responsible for demolishing and removing any existing improvements or structures including any hazardous materials in the buildings and any foundations located on the Sites. BC Housing will pay all costs for the demolition of any improvements located on the Sites and the removal of all debris, with the exception of any costs to remove hazardous materials.

26. Soils

The City as owner of the Sites will be responsible for the costs of remediating any soil contamination on the Sites as required by the approving authorities for the development of the Projects. The City will undertake the preliminary soil assessment for each Site, and undertake any subsequent assessment should further testing be required. The soil assessment reports will be provided to the Sponsor and the recommendations incorporated into the excavation contracts. The contracts for excavation of the Sites will be subject to the review and approval of the City as owner of the Sites. BC Housing and the Sponsor will work with the City to minimize the cost of remediating any soil contamination, including allowing for on-site remediation.

27. Architectural Services

BC Housing has selected three architectural firms to design the Projects. BC Housing will assign 4 sites to each firm. The three firms are:

- Davidson Yuen Simpson
- Gomberoff Bell Lyon
- Neale Staniskis Doll Adams

The three firms will meet with each other and with the City as regulator on a regular basis and will work together to identify and address issues common to the Projects. The firms will co-ordinate with the selection of sub-consultants and where appropriate use common sub-consultants.

28. Certified Professional

Certified Professionals will be retained early in the design process to work with the architectural and consultant teams designing the Projects to review and monitor compliance with the City's Building Code.

29. Legal Counsel

BC Housing and the City will jointly select an independent legal firm to act for both in identifying and addressing the legal issues related to the Projects, prepare charge summaries, deal with charges on title, and draft the leases and other legal documentation that may be required.

30. Contractors

BC Housing is undertaking a Request for Proposals from potential contractors to build the Projects. The contractors will provide project management services through the design development process, including costing advice and recommendations regarding construction efficiencies ('value engineering'), and will assist in ensuring that construction of the Projects can commence as soon as possible.

31. Crane Overswing and Underpinning Agreements

The Projects will require agreements with neighbouring property owners to allow construction cranes to swing across property lines and to allow underpinning of shoring required for excavation. The contractors selected for the Project will determine the extent of the shoring and overswing requirements. The contractor will be responsible for negotiating the agreements with the neighbouring property owners and will have the required agreements in place by the time the Building Permit is issued for a Project. BC Housing will pay all costs associated with securing the agreements. Any legal agreements will require the approval of the City's solicitors.

32. Rezoning

The intent is to develop the Projects within the zoning currently in place for each Site if at all possible. However, some Projects will require or benefit from a rezoning. The City as owner of the Sites will be the applicant for any rezonings that may be required. The City as regulator of development will report to Council with a recommendation and may recommend approval of the application, with or without conditions, or may recommend that the application be refused. Any rezoning will require Council consideration at a public hearing, and City Council retains the unfettered right to approve or refuse a rezoning application for any of the Projects as City Council may determine following a public hearing.

Any revenue or increase in land value generated by the rezoning of one of the Sites, e.g. from a market housing or commercial component, will be to the account of the City as owner. In any event, no land cost will be attributable to the social and supportive housing or any social service uses.

The rezonings may result in a mixed market/non-market development with the Project occupying an airspace parcel. If a rezoning does result in a mixed market/non-market development, the City will be responsible for finding a development partner to undertake the overall development including the Project, and ensuring the development proceeds. If there is no market interest in a mixed market/non-market development, the Project will proceed without the market component.

33. Development Permit Process

BC Housing, the City as both owner and regulator, the Sponsors and the consultant teams will work co-operatively to identify and address issues with the intent that the Development and Building Permit applications can be expeditiously processed. The intention is for Development and Building Permits to be approved and issued for the Projects not subject to rezoning applications so that at least 6 Projects can be under construction by the end of 2008. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

The architectural firms on behalf of BC Housing will be the applicant for the Development and Building Permits required for the Projects. Each firm will identify a principal who will be the primary contact for the City during the Development and Building Permit review and approval processes.

BC Housing will appoint a project manager who will be the primary contact at BC Housing for the Projects and the Development and Building Permit review and approval processes.

A technical team of City staff will work with BC Housing, the Sponsors and their consultant teams, and will co-ordinate the Development and Building Permit review and approval processes for all the Projects. The City's technical team will be chaired by a Project Facilitator from Development Services who will expedite the process and be the primary contact for the City as regulator to the consultant team, and will include a Development Planner from Planning to work with the consultant team to identify and resolve any design issues; and staff from other departments to work with the consultant team on engineering (utilities, streets, etc.), building code, sustainability and other issues. The City's technical team will report to the City's Major Project Steering Committee for resolution of any issues that require direction from the City's senior management.

The City's technical team, Sponsors and the consultant teams will meet together to identify and address issues that may be common to the Projects, in addition to the City's technical team meeting with the individual architectural firms to discuss their particular Projects. The City's technical team, BC Housing and the consultant teams will begin meeting upon approval of this Memorandum of Understanding and before any work on the design of the Projects commences to ensure that all the issues are identified and addressed as early in the process as possible, and that all the information required by the City for the Development and Building Permit review and approval processes is provided.

The City's Project Facilitator will chair all meetings between the City's technical team, the consultants and the sponsors and will be responsible for arranging the meetings and for preparing meeting agendas and minutes.

34. Operations Management Plan

Once a Sponsor and Service Provider(s) have been selected for a Project, they will develop a building and management program for review by the City as regulator of

development and by the surrounding community that may be impacted by a Project. An Operations Management Plan (OMP) may be required for each Project as a condition of Development Permit approval. A separate OMP may be required for any social service centre located in a Project.

Any OMP that may be required will be designed for each Project's specific program and neighbourhood context, but all will have the following in common:

- a Community Advisory Committee with representation from the nearby residents, businesses and institutions as well as representatives from the Sponsor and Service Providers, the funders of the Project and Service Providers, the Vancouver Police Department (VPD), and the City as owner, with a mandate to monitor the operations of the Project, identify and discuss issues, and make recommendations to the Sponsor and the Project funders;
- a dispute resolution process to resolve issues between neighbours, funders and sponsors that will include, as a final step in the appeal process, a show cause hearing to determine if the Sponsor's business license should be terminated;
- a 24 hour, 7 day a week, contact number for the Sponsor which neighbours and others can access if they wish to report concerns regarding the Project or activities in the neighbourhood; and
- a description of the building program, staffing model, the tenant profile and the Service Providers accessing the Supported Units in the Project. In the case of social service centres, the description of the program will include the hours of operation, the schedule of services and programs, and the profile of the clients of each service and program.

Where an OMP is required, it will be a condition of the Development Permit that the OMP be finalized and approved by the City as regulator prior to issuance of an occupancy permit.

35. Public Consultation

The public consultation process will commence with the presentation of this Memorandum of Understanding to City Council and a recommendation that it be referred to a public meeting at which City Council would hear speakers and consider this Memorandum of Understanding, the proposed City/Province partnership, and the use of the Sites for social and supportive housing.

BC Housing and the City will prepare a newspaper insert for distribution across the city that will outline the proposed partnership and provide a summary of the context for the initiative. The newspaper insert will be in addition to the notices that the City normally places in newspapers for public meetings. The City will also directly notify all those on the contact lists developed for the Supportive Housing Strategy that Council approved in June 2007.

If this Memorandum of Understanding and the proposed City/Province partnership are approved by Council, further public consultation will focus on the building and management program, and the design of the Projects, and the Projects will be processed in accordance with the City's Development and Building Permit processes. For those Projects for which a rezoning is sought, the rezoning and Development Permit applications will be, to the extent possible, processed together.

Once an application for a Development Permit has been submitted for a Project, an open house will be held in the community so that the Project's neighbours can review the proposed design, and the building and management program. The Sponsor, the Service Providers, and their consultant team will be available to respond to questions and issues raised by the neighbours.

Once a Project and the public input has been reviewed by the City as regulator, the City as regulator will present the proposed Project for consideration by the Development Permit Board at a public meeting where the public will be able to speak to any issues or concerns they may have.

Neighbourhood and community responses to the public consultation will be received by the City as regulator through comment cards available at the neighbourhood meetings/open houses, fax back, and the internet as well as by phone and mail. BC Housing and the City will set up a website to provide information regarding all of the Projects (design, program, etc.), meeting schedules, and questions and answers which will be updated throughout the process.

Invitations from established organizations such as Vision Implementation Committees, Business Improvement Associations, Neighbourhood Houses and Resident Associations, asking that the City as owner, BC Housing and the Sponsor attend one of their regularly scheduled meetings will be accommodated to the extent that the expedited schedule allows.

36. Schedule

Consideration of MoU by BC Housing's Executive Committee	Nov. 7, 2007
Council to receive MoU for referral to a public meeting	Nov. 13, 2007
Public Meeting for consideration of MoU by City Council	Dec. 12, 2007
RFPs issued for Sponsors, Service Providers and contractors	Dec. 2007
Selection of Sponsors, Service Providers and contractors for the Sites	Jan. 2008
Initiation of Public Consultation	Feb. 2008
Development Permit Application Submissions	March 2008
Development Permit Board meetings	June 2008
Approval of Funding to build and operate the Projects	June 2008
Council approval of Project lease terms, etc.	July 2008
Approval of Building Permits	Sept. 2008
Commencement of Construction for first 6+ Projects	Late 2008
Completion of first 6+ Projects	Mid 2010

37. The Sites

The 12 Sites proposed for the BC Housing/City Supportive Housing Partnership include 11 the City owns now and one that the City has an option to purchase if and when funding to develop the Site for social housing is available. The locations of the Sites are noted on the map attached.

The Sites vary in location, size, zoning, and readiness to proceed. All but two of the sites can be developed for social and supportive housing under the current zoning but

three of those Sites are candidates for rezoning that would increase their development potential. The two sites that need rezoning are part of the South East False Creek (SEFC) ODP which sets out the parameters for any rezonings in anticipation that all the properties in SEFC, including the two Sites, will be rezoned from industrial to residential uses. Five Sites may require retail to be developed on the ground floor, and three Sites present potential partnerships with social services that would occupy the ground and possibly second floors. Six of the Sites are leased to tenants with the leases varying from month-to-month to 5 year terms.

The analysis of each site presented below is subject to verification and confirmation by the architectural teams working on the Projects and by the City as regulator's review of the zoning for each of the Projects.

a) 505 Abbott St. (SW Corner of Abbott and Pender)

This irregular site has an area of 17,104 sq. ft. It is zoned CD-1 (CD# 265) and is part of the International Village Neighbourhood. It has a maximum allowable 61,124 sq. ft. of residential floor space and a maximum potential of 120 units. Retail must be developed on the ground floor and a maximum of 6,441 sq. ft. of retail floor space is available. The site is currently occupied by a 3,400 sq. ft. building that was the presentation centre for Henderson's International Village development and is now vacant.

It is proposed that this site be designed for up to 120 studio units. A third of the units to a half of the units would be made available for persons with mental illness or substance abuse problems who are referred by and connected to health and social services. All units would be tenanted by core-need singles with priority for singles living in the Downtown Eastside's shelters and single room occupancy (SRO) hotels and rooming houses.

b) 675-691 East Broadway (NW Corner of Broadway and Fraser)

This site has an area of 24,156 sq. ft. (200 ft. by 120 ft.) and is zoned C-2C. It has a maximum allowable 60,390 sq. ft. of floor space of which a maximum of 51,935 sq. ft. can be developed for residential. The ground floor must be developed for commercial, preferably retail or retail-like uses. The site is currently occupied with a one-storey 17,749 sq. ft. commercial building containing 6 CRUs. One CRU is vacant and the remaining 5 are leased to 4 tenants with the longest lease with Pacific Community Resource Society, which operates the Broadway Youth Services Centre, terminating in 2014. The Broadway Youth Services Centre occupies 7,005 sq. ft. There is interest in developing a youth services hub on the ground floor of any future development on this site.

The site is within the Mt. Pleasant Neighbourhood which is currently in a Visioning process which is to be completed in late 2009/early 2010. The City's intent has been to explore rezoning opportunities when the visioning is completed as the C-3A zone to the west that allows higher densities and built forms may be extended east. The site is large enough to accommodate a mix of market and non-market (supportive and/or social) housing, as well as ground level retail and services.

It is proposed that a design for this site at a higher density and greater height than currently permitted by the C-2C zoning be developed for review by the City as regulator, BC Housing, and the community, and recognizing that a rezoning would be required. The form may be a tower and podium that may yield a height and floor space greater than allowed under a C-3A zoning schedule. The Project would include 100+/- studio units and market housing, a potential youth services hub, and ground floor commercial and retail uses.

A third to a half of the 100 units would be occupied by youth, if a youth services hub is included in the Project, by persons with a mental illness and/or substance abuse problem referred by providers of services to persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Mt. Pleasant and along the Broadway corridor.

c) 1134 Burrard St. (between Helmcken and Davie)

This site has an area of 12,000 sq. ft. (100 ft. by 120 ft.) and is within the Downtown District ODP (sub-area M) zoning schedule. It has a maximum allowable 60,000 sq. ft. of floor space as long as social housing (including supportive housing) occupies 2/3 of the floor space. Increases in density for social housing are permitted subject to Council approval.

The site is occupied with an 8,553 sq. ft. one-storey commercial building currently occupied by Family Services of Greater Vancouver's Directions youth centre. The building has been leased to Family Services until June 20, 2010. There is an in principle agreement that the City, and Family Services of Greater Vancouver will work together to develop a youth services hub of up to 12,000 sq. ft. on the first and perhaps second floor of any redevelopment of the site. Approximately 20% of the social housing units developed on the site would be made available for youth referred and served by the youth services hub.

It is proposed that the site be designed for 100+/- studio units with a youth services hub on the first and possibly second floor of up to a total of 12,000 sq. ft. BC Housing and the City will work with Family Services of Greater Vancouver to develop the building program and design. A third to a half of the 100 units would be occupied by youth referred and supported by the youth services, if a youth services hub is included in the Project, by persons with a mental illness and/or substance abuse problem referred by a provider of services to persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Downtown South.

d) 3588-96 West 16th Ave./3212-28 Dunbar St. (SE Corner of 16th and Dunbar)

This site consists of two lots and has a total area of 13,146 sq. ft. (119.5 ft. x 110 ft.). It is zoned C-2 and the maximum floor area allowed for all uses is 32,865 sq. ft. of which a maximum of 28,264 sq. ft. can be developed for residential uses. Retail frontage will be required along Dunbar St. The site is currently occupied by a commercial building with 4 tenants. All tenancies are month-to-month.

It is proposed that this site be designed for 50+/- studio units with 4-5,000 sq. ft. of ground floor retail. A third to a half of the units would be occupied by persons with mental illness and referred and served by a mental health services provider. All units would be tenanted by core-need singles with a priority for those living in Dunbar, West Point Grey and Kitsilano.

e) 1607-15 West 7th Ave (NW corner of 7th and Fir)

This site consists of 3 lots and has a total area of 11,388 sq. ft. (114 ft. by 100 ft.). It is zoned C-3A which allows a maximum floor space of 34,164 sq. ft. The site is vacant except for a one-storey building with a single tenant on the western-most lot. The tenancy is month-to-month. To the north, there a 6 ft. wide strip of dedicated lane that can be consolidated with the site to form a 12,000 sq. ft. site with a maximum allowable floor space of 36,000 sq. ft.

Motivation Power and Achievement Society (MPA) needs to relocate their social service centre now located at 1733 West 4th Ave. Initial conversations with MPA and VCHA indicate that the development of a social service centre at 7th and Fir is an option worth exploring.

It is proposed that the site be designed for 70+/- studio units with MPA's mental health drop-in centre on the first second floor of up to 10,000 sq. ft. BC Housing and the City will work with Vancouver Coastal Health and MPA to develop the building program and design. A third to a half of the 80 units would be occupied by persons with a mental illness. All units will be tenanted by core-need singles with a priority for those living in Fairview and Kitsilano.

f) 1050 Expo Blvd. (between Expo and Pacific Blvds. west of Nelson)

This irregular site has an area of 41,603 sq. ft. sq. ft. and is vacant. It is within the Quayside Neighbourhood of Concord Pacific Place and zoned CD-1 (CD-1 #324) where it is identified as Site 4J and designated for affordable housing. It has a zoned capacity for 60,000 sq. ft of floor space and a maximum potential of 100 units. The site may be reduced in size by a widening of Pacific Blvd. to provide a right-of-way for a proposed streetcar line, however, the reduced site will still be able to accommodate the density permitted.

It is proposed that this site be developed with 100 studio units. Singles living in shelters and SROs in the Downtown would have priority. If more units can be accommodated within the current height and floor space limits, a text amendment to increase the unit count may be considered. The City has an option to purchase the site which can be exercised when funding for the development of the site for affordable housing is available.

A third to a half of the 100 units would be occupied by persons with a mental illness and/or substance abuse problem referred by a provider of services to persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Downtown South.

g) 1233-51 Howe St. (between Drake and Davie)

This site consists of two lots and has a total area of 11,958 sq. ft. (100 ft. x 120 ft.). It is zoned DDODP (sub-area N) and the maximum floor area allowed for all uses is 59,790 sq. ft. all of which can be developed for residential uses. There is a one-storey building on the site, occupied by 2 tenants. One tenancy will terminate at the end of August 2008 and the other at the end of February 2011 but there is a provision that would allow the lease to be bought out in advance. There is a new development under construction to the north, and the owner of the property to the south is interested in proceeding with a development on that site. The developer of the site to the south would like the architects for both projects to develop their designs together so that the design potential for both is optimized.

It is proposed that the site be designed for 100+/- studio units. A third to a half of the 100 units would be occupied by persons referred and supported by a provider of services for persons with a mental illness and/or substance abuse problem. All units will be tenanted by core-need singles with a priority for those living in the shelters and SRO hotels in Downtown South.

h) 606 Powell St. (SE corner of Powell and Princess)

This site consists of 7 lots and has a total area of 20,000 sq. ft. (175 ft. by 120 ft.). It is currently zoned DEOD which allows 2.5 FSR as long as social housing is included. The site is occupied by the former Drake Hotel (24 rooms and a 220 seat pub). The building occupies 2 lots and the remaining lots are occupied by surface parking. The building is currently vacant but the rooms will be leased to Triage Emergency Services Society on a short term basis. A temporary use for the ground floor may also be sought.

A recommendation of the Housing Plan for the Downtown Eastside approved in October 2005 was to undertake a review of the Downtown Eastside Oppenheimer District Official Development Plan (DTES ODP). This review has commenced and should be completed in late 2008 or early 2009. The review will explore the potential of additional height and density with the DEOD and it is expected that large corner sites such as this are likely candidates for higher buildings and higher densities.

It is proposed that a design for a project on this site be developed at a higher density and greater height than currently permitted by the DEOD zoning for review by the City as regulator, BC Housing, and the community, and recognizing that a rezoning would be required. The form may be a tower and podium that may yield a height and floor space similar to the height and density achievable along Main and Hastings Sts. The Project would include 100+/- studios units and market housing, and possible commercial uses on the ground floor.

A third to a half of the units will be occupied by tenants who are referred and supported by providers of services for persons with mental health or addiction

problems. All units will be tenanted by core-need singles with a priority for those living in the shelters and SRO hotels in the Downtown Eastside.

i) 1721-23 Main St. (SW corner of Main and 1st)

This site consists of two lots and has a total area of 12,066 sq. ft. It is currently zoned M-2. A rezoning will be required but the site is intended for residential use as it is within the South East False Creek Official Development Plan. The SEFC ODP allocates a floor space ratio of 3.5 to the sites between First and Second, which would generate a maximum allowable floor space of 42,231 sq. ft. all of which can be for residential though ground level retail along Main St. should be considered. The owner of the lands between the City site and Quebec St. to the west has expressed an interest in proceeding soon with the development of their site and would be interested in having the architects for both projects work together to optimize the design potential. The site is occupied by one storey industrial buildings, and both are tenanted with the last tenancy to terminate in June 09.

It is proposed that the site be designed for 80+/- studio units. Thirty of the 80 units would be occupied by persons with a mental illness or substance abuse problem. All units will be tenanted by core-need singles with a priority for those living in the shelters and (SRO) hotels in Mt. Pleasant and the Downtown Eastside.

j) 215-225 West 2nd Ave. (NW corner of 2nd and Ontario)

This site consists of three lots with a total area of 18,135 sq. ft. It is currently zoned M-2. A rezoning will be required but the site is intended for residential use as it is within the South East False Creek Official Development Plan. The SEFC ODP allocates a floor space ratio of 3.5 to the sites between First and Second Ave., which would generate a maximum allowable floor space of 63,472 sq. ft. Ground floor commercial and retail uses are required along 2nd Ave.

It is proposed that the site be designed for 100+/- studio units. A third to a half of the 100 units would be occupied by persons with a mental illness and/or substance abuse problem. All units will be tenanted by core-need singles with a priority for those living in the shelters and (SRO) hotels in Mt. Pleasant and the Downtown Eastside.

k) 1308 Seymour St. (between Drake and Pacific)

This site consists of 4 lots and has a total area of 11,948 sq. ft. (100 ft. x 120 ft.). It is zoned Downtown District ODP (sub-area L1) and the maximum floor area allowed for social housing development is 59,740 sq. ft. all of which can be developed for residential uses. Three lots are vacant and one is occupied and leased to tenants on a month-to-month basis. The site to the south has been consolidated in preparation for development, and the developer would be interested in having the two architects work together to optimize the design benefit to both projects.

It is proposed that the site be designed for 100 or more studio units. A third to a half of the 100 units would be occupied by persons with a mental illness and/or

substance abuse problem. All units will be tenanted by core-need singles with a priority for those living in the shelters and SRO hotels in Downtown South.

l) 590 Alexander St. (SW corner of Princess and Alexander)

This site consists of 3 lots with a total area of 9,000 sq. ft. (75 ft. x 120 ft.). It is within the Downtown Eastside Oppenheimer District (DEOD) ODP (sub-area 4) which allows a maximum 2.5 Floor Space Ratio for residential uses as long as social housing is included. This site is now occupied by Marie Gomez Place, a 76 unit social housing project which is to be demolished by BC Housing pursuant to an agreement approved by City Council on Sept. 18, 2007. Once the building is demolished the site will be available for redevelopment. A recommendation of the Housing Plan for the Downtown Eastside approved in October 2005 was to undertake a review of the Downtown Eastside Oppenheimer District Official Development Plan (DTES ODP). This review has commenced and should be completed in late 2008 or early 2009.

It is proposed that a design be prepared for the site based on a 100 ft. tall building with a Floor Space Ratio of up to 5. It is proposed that the project consist of 100 or so small studio units of 200-250 sq. ft. and be developed as low barrier housing. Sufficient amenity space would be provided to accommodate a kitchen and dining area and the necessary support for a low barrier project. Meals would be provided. Most of the units would accommodate persons with a mental health and/or substance abuse problem. All units will be tenanted by core-need singles with a priority for those living in the shelters and (SRO) hotels in the Downtown Eastside.

Site Summary

The total number of units in each Project is approximate only and is likely to change through the design development process. It is expected that 400-600 of the units will be occupied by tenants supported by providers of services to persons with a mental illness, addiction problem, street youth, and others in need of support. For most of the Projects, a third to a half of the units will be occupied by Supported Tenants. One or two projects in the downtown may be developed as low barrier models in which most or all of the tenants are supported by Service Providers.

Address	Number of Units+/-
505 Abbott St.	120
675-691 East Broadway	100
1134 Burrard St.	100
3588-96 West 16 th Ave./3212-28 Dunbar St.	50
1607-15 West 7 th Ave	80
1050 Expo Blvd.	100
1233-51 Howe St.	100
606 Powell St.	100
1721-23 Main St.	80
215-225 West 2 nd Ave.	100
1308 Seymour St.	100

590 Alexander St.	100
Total	1100-1200

Once this Memorandum of Understanding has been signed, it will be presented to BC Housing's Executive Committee and to Vancouver City Council for approval. No legal rights or obligation shall be created or arise until BC Housing's Executive Committee and City Council have approved this Memorandum of Understanding and all legal documentation required to implement this Memorandum of Understanding and which will replace this Memorandum of Understanding has been fully executed on terms and conditions satisfactory to the solicitors for BC Housing and the City.

For BC Housing

For the City

Shayne Ramsay, CEO

Judy Rogers, City Manager

date

date

