



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: June 13, 2008  
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VanRIMS No.: 08-2000-20  
Meeting Date: June 24, 2008

TO: Vancouver City Council

FROM: Director of the Housing Centre

SUBJECT: Funding for Doug Storey Building Non-Market Housing Tenant Improvements

### **RECOMMENDATION**

THAT Council approve a grant of up to \$102,000 for tenant improvements to the non-market housing project at 788 Richards Street (Doug Storey Building) for alterations and for furnishings. Source of funds to be the City-wide Development Cost Levies for replacement housing.

### **GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

### ***COUNCIL POLICY***

On October 5, 2004 Council in considering the development of the l'Hermitage development at 788 Richards Street, approved recommendations to relax the floor space ratio (FSR) by 9 256.5 m<sup>2</sup> (99,639 sq. ft.) consisting of:

- a bonus floor space for market residential (6 967.5 m<sup>2</sup> [75,000 sq. ft.]) and
- 2 289 m<sup>2</sup> [24,639 sq. ft.] for non market SRA replacement housing.

Council also authorized expenditure of \$720,000 towards the development of the social housing component in the l'Hermitage development at 788 Richards Street, to be paid to the developer upon conveyance of the air space parcel for the low cost housing to the City, the source of funds being the Citywide Development Cost Levies allocated for replacement housing generated by the l'Hermitage development.

On July 10, 2007 Council approved Coast Foundation Society (Coast) as the non-market housing sponsor for 788 Richards Street.

## **PURPOSE**

This report seeks approval of a capital grant for furniture and alterations to the new non-market building at 788 Richards Street known as the Doug Storey Building.

## **BACKGROUND**

Coast Foundation Society (Coast) has extensive experience with projects involving both independent and supportive living environments, providing housing for 600 people in eight housing projects, as well as 11 community homes and two drop-in operations.

## **STATUS OF PROJECT**

The non-market housing at 788 Richards has now been completed and conveyed to the City of Vancouver. The site has been leased to Coast Foundation Society for 60 years and named the Doug Storey Building.

In May 2008, Coast moved tenants into the building. Coast operates the 46-unit project for low income singles at 788 Richards as self-funded with rent revenues paying for operating expenses. BC Housing oversees the operation of the low income housing on behalf of the City. Operation expenses include a Resident Manager. The Resident Manager is seen by Coast as a key measure to encouraging "a smooth transition for tenants settling in and the development of a safe community which respects the property. All Coast apartment 'blocks' have a Tenants' Council to discuss building rules, problems and community building activities."

During completion, Coast identified the need for some alterations that would permit the building to operate with a resident manager by creating a larger manager's suite out of two small suites which would also function as the manager's office, add a bathroom and a kitchen counter to the amenity space, and would provide the basic furnishings needs for the building's low income tenants, including, among others items, bed bug resistant furniture such as metal bed frames and chemsafe mattresses, and non-coin washers and dryers for the common laundry room. These are items that were not included by the turn-key contract with Millennium and were not identified until Coast was selected as the sponsor to operate the project.

Staff concur with Coast's assessment of Coast's need for these alterations and the basic furnishings and support the funding request of \$101,140 from the City to pay for alterations and the basic furnishings as proposed by Coast Foundation.

## **FINANCIAL IMPLICATIONS**

This report seeks a grant of up to \$102,000 for tenant improvements to the non-market housing project at 788 Richards Street (Doug Storey Building) Source of funds is the Citywide Development Cost Levies allocated to replacement housing.

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