



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: October 23, 2008
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Meeting Date: December 16, 2008

TO: Vancouver City Council

FROM: Managing Director of Social Development, in consultation with the
Director of Planning

SUBJECT: CD-1 Text Amendment for Supportive Housing Site at 525 Abbott Street
and Text Amendment of the False Creek North Official Development Plan

RECOMMENDATION

THAT, to enable a proposed supportive housing development at 525 Abbott Street to proceed, the Director of Planning be instructed to make application to amend CD-1 By-law No. 6747 (Reference No. 265) for International Village and, consequently, the False Creek North Official Development Plan By-law No. 6650 to adjust the requirements for affordable housing in these by-laws, generally as set out in Appendices A and B;

FURTHER THAT the application be referred to a Public Hearing and be approved;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws generally in accordance with Appendices A and B for consideration at the Public Hearing.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council policy is to require that 20% of the total number of units developed in new neighbourhoods be designated for affordable housing of which half are to be designed for families. Should government funding not be available to develop the affordable housing sites, Council policy is to consider other options, including payment-in-lieu if necessary.

The City's social housing priorities are for low and modest income families with children, for seniors on fixed incomes or in need of support, for SRO residents and for the mentally ill, physically disabled, and others at risk of homelessness.

The False Creek North Official Development Plan (FCN ODP), approved by Council in 1990, identifies International Village as a mixed-use residential and commercial area. The zoning for International Village, CD-1 By-law No. 6747 (#265), permits a mix of residential and commercial uses and requires retail and similar uses on the frontages of Abbott, Keefer and Pender streets.

In December 2007, Council approved a Memorandum of Understanding (MOU) entitled City/Province Social and Supportive Housing Partnership, which identified 525 Abbott Street as one of 12 City-owned sites for the development of supportive housing.

PURPOSE AND SUMMARY

This report recommends that the CD-1 By-law for International Village be amended to adjust the affordable housing requirements under the existing CD-1. This change will allow the proposed supportive housing project at 525 Abbott Street to proceed.

BACKGROUND

In 1990 Council approved the False Creek North Official Development Plan (FCN ODP) which required that 20% of the units be developed as Non-Market Housing, of which at least 50% were to be designed for families, with priority to be given to core-need households.

On November 23, 2005 Council enacted amendments to the International Village CD-1 By-law and False Creek North Official Development Plan, which reduced affordable housing required in the district in exchange for transferring ownership of one of the two affordable housing sites to the City.

On December 19, 2007, Council approved the Memorandum of Understanding (MOU) entitled City/Province Social and Supportive Housing Partnership which includes the subject site at 525 Abbott Street.

Development Permit Application Number DE412115 was submitted on April 30, 2008 for the site at 525 Abbott Street for 108 dwellings units composed of 96 studio apartments and 12 two-bedroom units for families. The building has an overall height of 33.0 m (108.27 ft.), and 10 storeys. Seventeen parking spaces are provided on the ground level along with approximately 586 m² (6,308 sq. ft.) of retail/commercial floor space. This application was approved by the Development Permit Board on July 14, 2008. Council approved the lease terms for the site on October 14, 2008.

BC Housing, in consultation with the City, has selected Atira Women's Resource Society as the housing sponsor for this project.

DISCUSSION

The site at 525 Abbott Street was identified, in the False Creek North Official Development Plan and in the CD-1 zoning of International Village, for development of a minimum of 120 units of non-family affordable housing. When Atira was selected as sponsor for the site, they identified the need for housing for women-led single-parent families, and indicated a desire to provide flexibility within the project to meet this need. Working with the architect and BC Housing, the design achieved 12 units which are suitable for families with children (two-bedroom units). The inclusion of 12 two-bedroom family suites resulted in a slight reduction in the overall numbers of units that could be achieved on the site, from 120 units to 108. The inclusion of 12 two-bedroom units reduces the number of units from 120 to 108 but maintains the number of bedrooms at 120.

As the CD-1 presently stipulates that the project must provide a minimum of 120 units, it is necessary to amend the by-law to permit the proposed development. Proposed amendments are outlined in Appendix A.

An accompanying Official Development Plan (ODP) amendment is required as a consequence of changing the CD-1 By-law. The required percentage of non-family affordable housing in International Village would be reduced from 8.5% to 6.9% while the percentage of affordable family housing would be increased from none required to 0.9%.

The proposed amendments, outlined in Appendix B, anticipate an enactment of pending Official Development Plan amendments related to 651 Expo Boulevard, which have been approved in principle by Council following a Public Hearing on March 11, 2008. Enactment of the amendments related to 651 Expo Boulevard is expected to precede the public hearing for the subject amendments of this report.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

This report recommends referral to Public Hearing of a text amendment to the International Village CD-1 By-law to allow a proposed supportive housing project to proceed. The amendment would reflect the project's 108 units of supported housing on the site which includes 12 two-bedroom units that are needed for families with children.

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525 Abbott Street

PROPOSED AMENDMENT TO CD-1 BY-LAW NO. 6747 (CD-1 #265)

INTERNATIONAL VILLAGE

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- Amend Section 4 (Uses) by replacing the number 210 in sub-section (a)(i) with the number 222.
- And amend Section 4 (Uses) by replacing the number 120 in subsection (a)(ii) with the number 108.

525 Abbott Street
PROPOSED AMENDMENTS TO
FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
By-law No. 6650

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- In section 3.3.1, Residential, amend the first sentence of the second paragraph as follows:

“Up to a maximum of ~~9,842~~ 9,830 dwelling units, having a total floor area up to a maximum of 918 248 square metres are permitted.”

- Also in section 3.2.1, amend the first sentence of the sixth paragraph as follows:

“~~13%~~ 12.94 percent of the total number of dwelling units shall be designated for affordable housing, with priority on housing for core-need households, with fifty percent of the affordable units to be suitable for households with children.”

- Amend Figure #4, Residential Units, by:

- replacing the numbers and symbols in the Area - Neighbourhood table as follows:

Area - Neighbourhood		Affordable				Market		Total Units	
		Non-Family		Family		Non-Family	Family		
8 - International Village	Units %	120 ★★	96 6.9	0 ★	12 0.9	1,080 75 77.3	210 15	1,410	1,398

- deleting the following two notes:

★ Alternate off-site arrangements in accordance with Section 3.2.1

★★ In sub-area 8 a minimum of 140 units shall be provided for affordable family housing

and changing “★★★” to one asterisk (“★”) and “★★★★” to two asterisks (“★★”) in the table and next to the remaining two notes.

- replacing the numbers in the summary table in the upper right corner as follows:

		Affordable				Market			
		Non-Family		Family		Non-Family	Family		
Sub-total	Units %	619 6.3	607 7.0	665 6.7	677 7.6	6,950 70.6	1,608 16.4		
Total	Units %	1,284 13		1,272 12.94		8,558 87			
Grand total	Units %					9,842 100		9,830	