

Refers to Item No. 1
Public Hearing of October 17, 2017

MEMORANDUM

October 6, 2017

TO: Mayor and Council

COPY TO: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design and Sustainability
Grant Murray, Assistant Director, Administration, Legal Department

FROM: Abigail Bond, Director, Affordable Housing Projects
Kent Munro, Assistant Director, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2221-2223 Main Street

On September 19, 2017 Council referred the above-referenced rezoning application to a Public Hearing on October 17, 2017. Since referral, staff have determined that changes are required within a Condition of Approval for Housing outlined in Appendix B of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 2221-2223 Main Street". The changes are proposed to provide clarification on the affordability levels for the proposed social housing units.

DISCUSSION

In the Strategic Analysis (Section "2. Housing") on page 7 of the Policy Report, the text and accompanying Figure 5, implying that 101 housing units in the building (or 70 per cent of all units) will be rented at rates not to exceed 80 per cent of average area rental rates, is inaccurate. The report should state that average rents across *all 145 units in the building* will be no greater than 80 per cent of average area rental rates.

Given that 30 per cent (44 units) will be capped at rents affordable to households with incomes that fall within the BC Housing Income Limits (HILs) , the remaining 70 per cent of

units in the building (101 units) will be offered at a combination of market and below market rates .

Accordingly on pp. 15-16 of Appendix B, the following revisions to Condition of Approval (c)14(ii) are recommended (shown below with ~~strikeout~~ to indicate deletion and ***bold italics*** to indicate insertion):

14. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Community Services to enter into a Section 219 Covenant, Housing Agreement pursuant to section 565.2 of the Vancouver Charter, or other security, to secure:
 - (i) a minimum of 44 units will be occupied by households with incomes below the housing income limits as set out in the current "Housing Income Limits (HILS)" table published by the British Columbia Housing Management Commission or equivalent publication, at a rent which is no more than 30 per cent of household income;
 - (ii) ~~the remaining 101 units will be rented at rates not to~~ ***average rents across all units will not*** exceed 80 per cent of average area rental rates as published and updated from time to time by Canada Mortgage and Housing Corporation in their annual Rental Market Report;

No action by Council is required, as the Summary and Recommendation for this item has been prepared to reflect the changes outlined in this memorandum.

Sincerely,



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