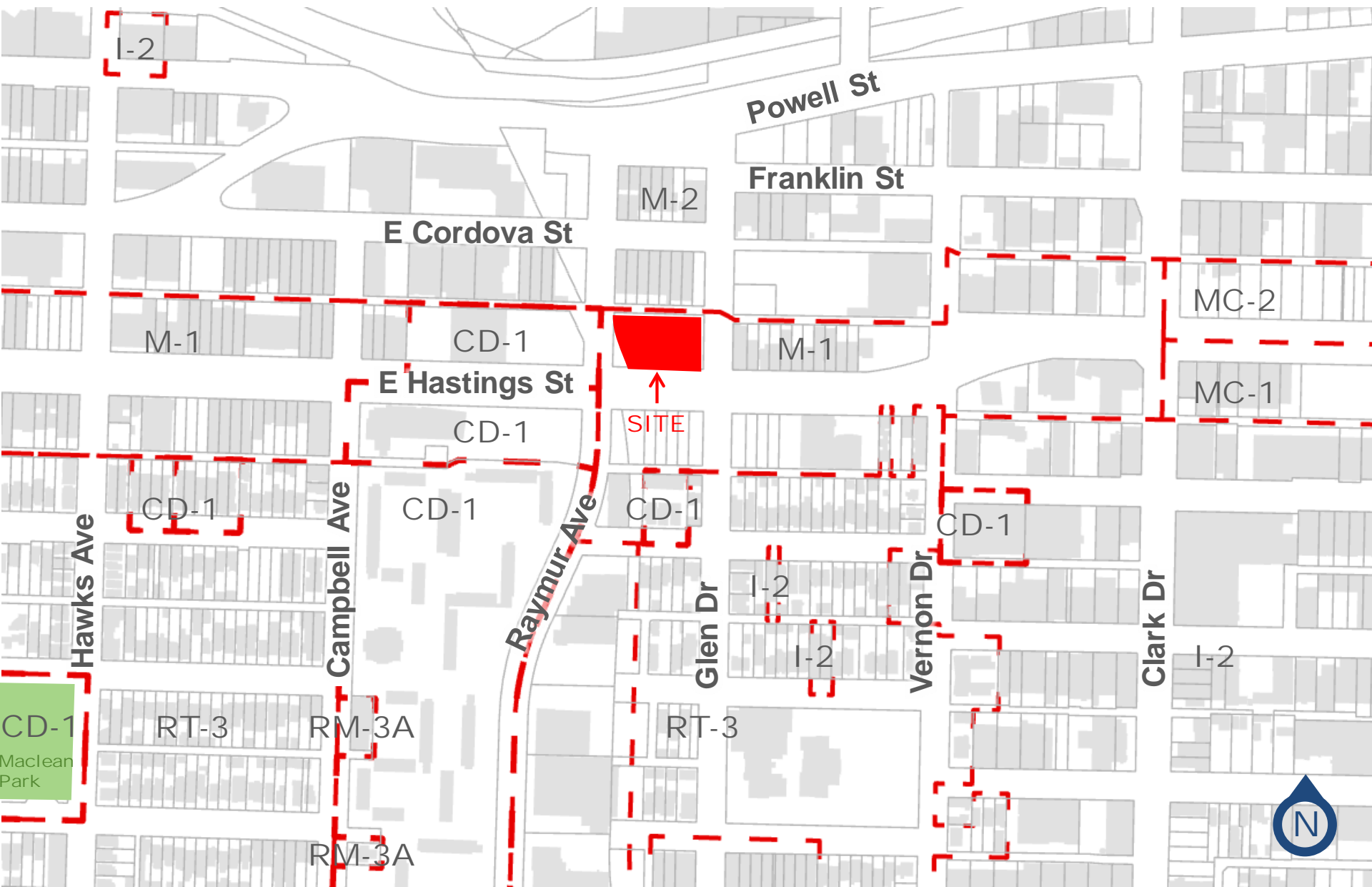




Site & Surrounding Zoning



Context: Current Site



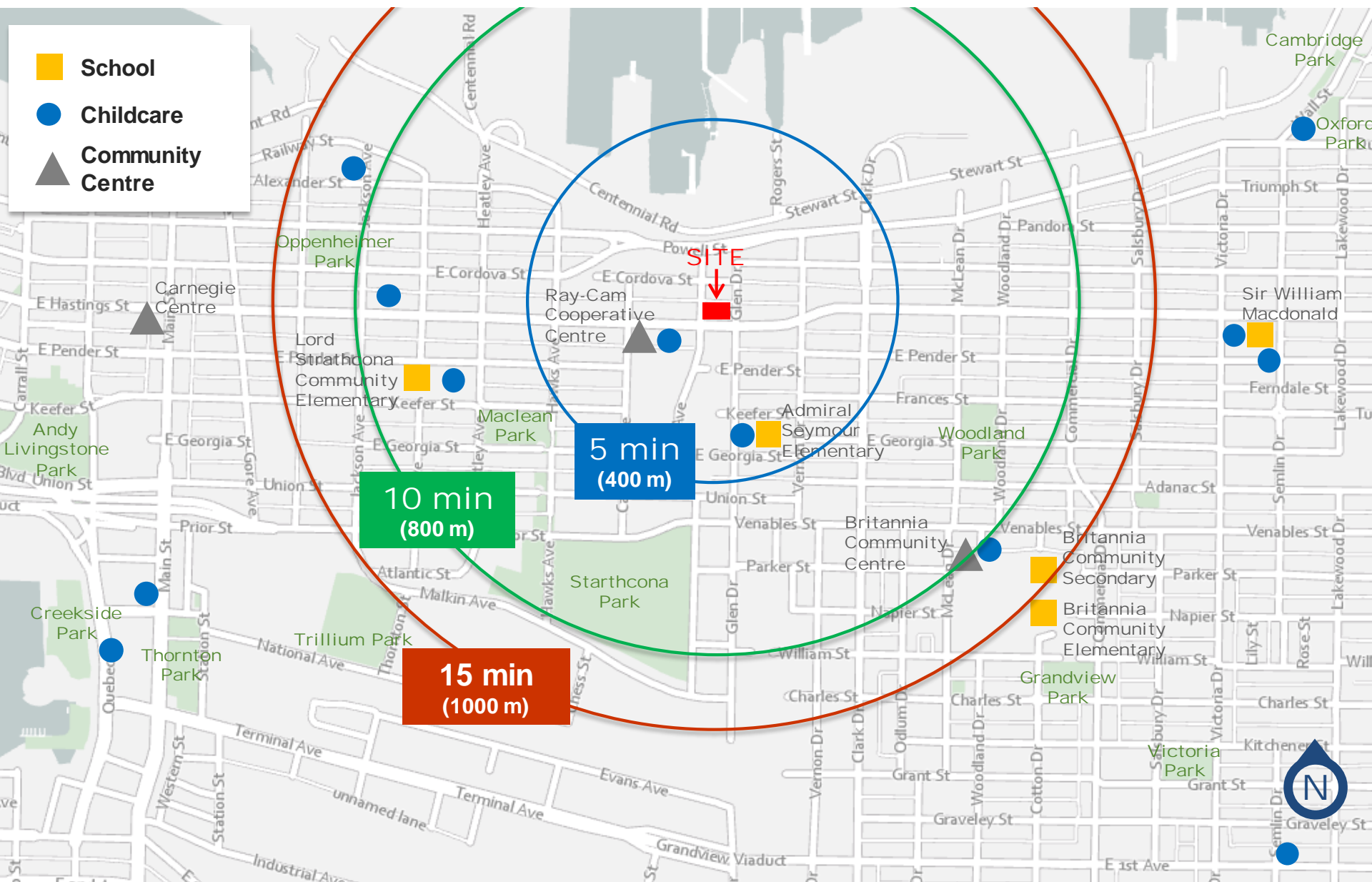
Context: Current Site



Site & Surrounding Context



Amenities - Walking Distance



Enabling Policy



DOWNTOWN EASTSIDE

- DTES Plan focuses on improving lives of low-income DTES residents and community members
- 4,400 social units needed to meet current and future demand
- Indigenous place-making
- Hastings East sub-area, rezoning policy supports the development of mixed-use neighbourhood with goal to maximize delivery of 20 – 30% of units as social housing
- Encourage a mix of commercial and retail uses at grade

- Metro Vancouver Aboriginal Executive Council's Aboriginal *Housing and Wellness Strategy (2015)*
- In response to MVAEC's Call to Action, Council **agreed in principle** to the mixed-use, co-location of a shelter and social housing at 1015 E. Hastings

Policy Context

- Downtown Eastside Plan (Campbell Ave to Clark Drive):
 - Height: 45-120 ft., increase up 150 ft.
 - Floor Space Ratio: 2.5-6.0, increase up to 7.0



Current Proposal



- MOU between CoV and BC Housing (2017) for the co-location of a shelter, social and market housing
- 163 Residential Units
 - 110 social housing (incl. 25 with support services)
 - 53 market rental
- 80-bed shelter with associated services
- Social enterprise space
- Height of 167 ft. (*approx. 156 ft. from Hastings*)
- 6.90 FSR
- 3 levels of underground parking
- Application submitted June 26, 2020



RECOVERY



RESTART



REBUILD

#RestartSmartVancouver

If approved, the project would generate approximately 850 on-site and off-site construction jobs.



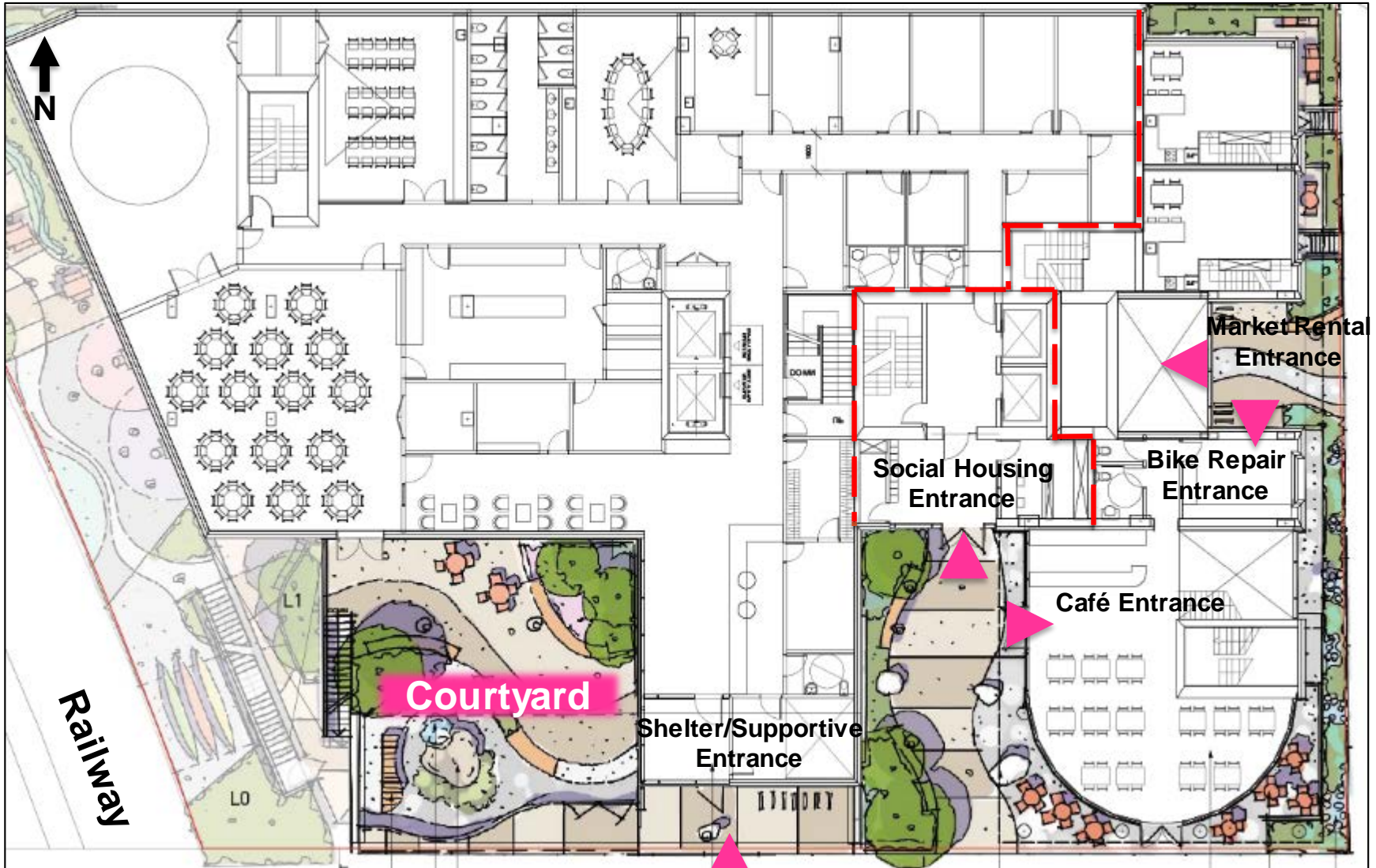
Project Evaluation



- Provides significant number of housing units across the housing continuum for urban Indigenous people
- Site planning and context
- Building identity (massing and articulation)
- Open space and views

Site Planning and Context

Lane



Glen Dr.

Hastings St.

Building Identity



Open Space and Views



Housing Affordability

- Proposed building meets City's definition of Social Housing
- Social Housing Component:
 - 33% - shelter rate
 - 33% - rent-geared-to-income, max at HILs
 - 33% - low end of market rents

Unit Type	HILs Maximum Rent (2021)	Maximum Income
Studio/1 Bed	\$1,387	\$55,500
2 Bed	\$1,687	\$67,500
3 Bed	\$1,950	\$78,000

- Market Rental Component:
 - Rent at market rates for the areas
- All units secured for 99 years

Local rent comparison

	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings – Eastside		Ownership	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
studio	\$1,641	\$65,640	\$1,584	\$63,360	\$2,270	\$90,800
1-bed	\$1,942	\$77,680	\$1,796	\$71,840	\$2,824	\$112,960
2-bed	\$2,611	\$104,440	\$2,378	\$95,120	\$3,852	\$154,080
3-bed	\$2,977	\$119,080	\$2,603	\$104,120	\$5,394	\$215,760

Public Consultation

**Pre-application
Open House
March 11-May 21, 2020**

Postcards distributed	1,455
Email notification (DTES and local community groups)	665

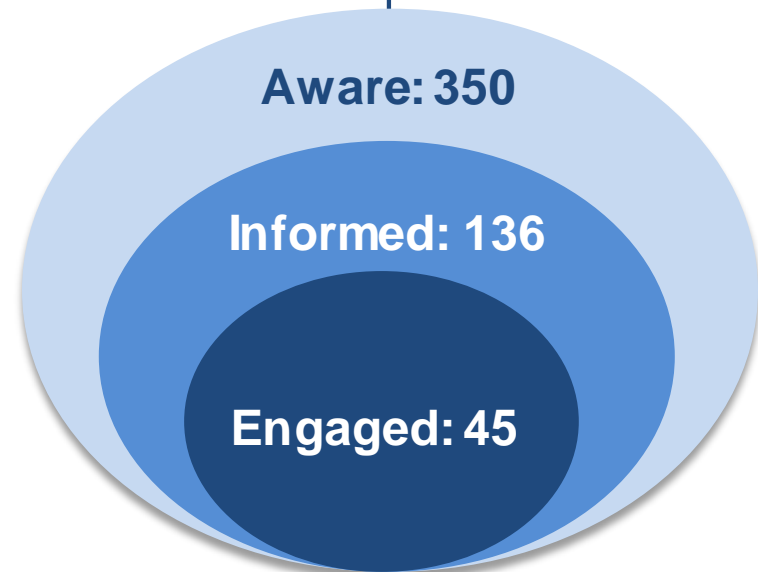
Questions	10
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Comment forms	51
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Other input	9
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Total	70
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**City-hosted
Virtual Open House
July 13-August 2, 2020**



Support

- Provision of affordable housing
- Building design
- Rooftop amenity
- Regeneration

Concerns

- Security and privacy of neighbours
- Location: concentration of social housing
- Building height and density
- Lack of access to parks

- Security and privacy
 - Experienced non-profit operator with security and privacy of all community members in mind
- Location: Concentration of Social Housing in the DTES
 - Advances objectives of DTES plan of social and supportive goals
- Building height and density
 - Increase in height and density to support the provision of social housing
- Lack of parks
 - Site is located within 800 m of three parks (McLean, Strathcona and Woodland)

Conclusion

- Meets the intent of the DTES Plan and MVAEC's Call to Action for Indigenous Housing & Wellness
- 163 Residential Units
 - 110 social housing (incl. 25 with support services)
 - 53 market rental
- 80-bed shelter with associated services
- Social enterprise space
- Staff recommend approval



End of Presentation

End of Presentation