



REPORT

Report Date: June 21, 2022
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Meeting Date: July 19, 2022
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Skeena Terrace Policy Statement

RECOMMENDATION

THAT Council endorse and adopt the draft Policy Statement to guide the future rezoning and redevelopment of the Skeena Terrace site.

REPORT SUMMARY

The purpose of this report is to seek Council's endorsement of the Policy Statement contained in Appendix A to guide the redevelopment of the Skeena Terrace site, a 10.8 acre parcel located within the Hastings-Sunrise neighbourhood.

The Policy Statement contains guiding principles, objectives and policies related to: land use, density, height, tenant-first engagement, housing affordability, public benefits, transportation and mobility, sustainability and development phasing.

The Policy Statement is being presented for Council's consideration and, if adopted, will provide a framework to inform a future rezoning application for the property.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The following City policies and BC Housing standards have informed the Policy Statement. These policies and standards, among others, will apply at various stages throughout the planning and permitting process.

- Housing Vancouver Strategy (2017)
- Affordable Housing Policies (1989, amended 1991)
- Hastings-Sunrise Community Vision (2004)
- Rezoning Policy for Sustainable Large Developments (2018, amended 2020)

- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2019)
- Rental Housing Stock Official Development Plan (2007, amended 2021)
- High-Density Housing for Families With Children Guidelines (1992)
- Healthy City Strategy (2015)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- VanPlay (2019)
- Financing Growth Policies (2004)
- Community Amenity Contributions through Rezoning (1999, amended 2020)
- CD-1 (11B) By-law – Skeena Terrace – 3476 East 5th Avenue
- Climate Emergency Action Plan (2020)
- Urban Forest Strategy (2018)
- Transportation 2040 (2012)
- Community Benefit Agreement Policy (2018)
- Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021)
- Culture|Shift: Blanketing the City in Arts and Culture (2019)
- Making Space for Arts and Culture (2019)
- City of Vancouver Childcare Design Guidelines (1993, amended 2021)
- Making Strides: Vancouver's Childcare Strategy and Early Actions (2022)
- Still Creek Rehabilitation and Enhancement Plan (2002)
- Rain City Strategy (2020)

REPORT

Background/Context

Skeena Terrace is located on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sə́lilwətaʔt̓ (Tsleil-Waututh) Nations. The Skeena Terrace site is 10.8 acres (4.4 hectares) in size located north of Lougheed Highway, south of East 5th Avenue, east of Cassiar Street, and west of Skeena Street. The site is currently zoned CD-1 (11B) which permits the existing residential use and form of development on the property.

Completed in the 1960s, Skeena Terrace was one of Vancouver's first social housing sites and is managed and operated by BC Housing. It is home to nearly 600 tenants residing in 230 units. The current residents of Skeena Terrace include many seniors, families, children and youth, and people of many different ethnic and cultural backgrounds. Given the age of the existing buildings and the extensive, ongoing maintenance and repairs necessary to keep these facilities in an acceptable condition, BC Housing approached the City to determine how to best meet the needs of current and future tenants. After much discussion, both staff from the City and BC Housing determined the most appropriate course of action was the creation of the Policy Statement that included ongoing communication and engagement with tenants, subject-matter experts, key stakeholders and the broader community.

The site is located directly east of both Thunderbird Community Centre and Thunderbird Elementary School. The school and community centre are a valuable 'heart' for the area, and for current Skeena Terrace tenants, which also have access to a building on site called the "Hut", where tenant programs and classes are offered, often in conjunction with community centre programs.

One of the defining features of the site is its topography and the established mature tree canopy. The site is steeply sloping with the elevation declining from the northwest corner to the southeast section of the property. The original 1960s landscape design was the work of renowned Landscape Architect, Cornelia Hahn Oberlander and today contains a significant number of mature trees.

The site has bus access along both Lougheed Highway to the south and Rupert Street to the west and a bus stop is located at the corner of Lougheed Highway and Skeena Street. Rupert Skytrain Station is approximately 600 metres from the centre of the site and the Central Valley Greenway is located to the south. Four parks are located within one kilometre of the site and are outlined in the figure below.

Figure 1: Site Location and Amenity Map



Local School Capacity – There are three elementary schools located within one kilometre of the subject site. Thunderbird Elementary School is located directly across Cassiar Street, west of the site. The Vancouver School Board's (VSB) Long Range Facilities Plan, dated January 25, 2021, indicates that Thunderbird school has a total capacity for 331 students (including 36 spaces for kindergarten). The VSB Plan estimates that by 2029, Thunderbird would be operating at 54% capacity.

City staff have met with the Vancouver School Board (VSB) to discuss redevelopment of Skeena Terrace and anticipated future growth in the area including the Rupert and Renfrew Station Area Plan. VSB will continue to monitor development and work with the City to help plan for future growth.

Applicable City Policies

Housing Vancouver Strategy (2017) – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The strategy seeks to

shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. Overall, 72,000 new homes are targeted over 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. If approved, the Policy Statement will help advance the social housing targets and goals, including delivering a significant number of family-sized units. It will also assist in strengthening partnerships and aligning investments with our partners at the Province to deliver more affordable housing, another key objective of the strategy.

Hastings-Sunrise Community Vision (2004) – The Vision provides general directions for future development opportunities within the community, and supports rezoning for social housing proposals. The Vision anticipates that existing CD-1 sites such as Skeena Terrace will undertake appropriate planning and community consultation through the rezoning process.

Tenant Relocation and Protection Policy – The Tenant Relocation and Protection Policy (TRP Policy), last amended June 2019, will apply at Skeena Terrace. The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental and non-market housing stock. Existing tenants residing at Skeena Terrace will be protected and supported under the TRP Policy throughout the process through measures such as ongoing tenant communication and project updates, assistance with moving expenses, and providing Right of First Refusal to return to a new unit on site at rents geared to 30% of household income. In addition, a phased redevelopment approach will be used, whereby residents can be relocated in stages to other buildings on the site, minimizing disruptions and maintaining tenancies where possible.

Housing Needs Report (2022) – On April 27, 2022, Council received a [Housing Needs Report](#) prepared by staff. The report finds that approximately 86,000 existing households in Vancouver are in need of affordable, suitable, or adequate housing. There is also a projection of approximately 50,000 net new households (~85,000 people) resulting from growth and development in Vancouver over 10 years. Housing affordability pressures impact many households, but fall disproportionately on equity-denied groups, including residents who are from Indigenous and racialized communities, seniors, people with disabilities, single-parent households, and 2S/LGBTQIA+ facing increased risk of housing insecurity, displacement, and homelessness.

The directions being considered by Council in this Policy Statement are well supported by the data and findings within the Housing Needs Report. Increasing the amount of social housing in Vancouver will help meet the diverse range of housing needs among current and future residents.

Rezoning Policy for Sustainable Large Developments (2018, updated 2020) – This policy affects large sites two acres or more and therefore applies to Skeena Terrace, at 10.8 acres in size. The intent is to apply best practices and sustainability targets through the following eight areas: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Rainwater and Groundwater Management, Zero Waste Planning, Affordable Housing and Resilience. The future Skeena Terrace rezoning will be subject to demonstrating how these eight sustainable deliverables have been integrated into the site design.

STRATEGIC ANALYSIS

1. Skeena Terrace Planning Process

Skeena Terrace was developed during the 1960s by the Central Mortgage and Housing Corporation, the Province, and the City of Vancouver and has been home to low-income residents and generations of families for over 50 years. With 230 units in 20 buildings located across the 10.8 acre site, Skeena Terrace is one of the largest subsidized housing developments in British Columbia.

The buildings and infrastructure at Skeena Terrace are aging and need extensive and ongoing repairs. This planning process provides an opportunity to replace and expand the amount of social housing and add services and amenities to the property. Redevelopment will address current energy-efficient and sustainability requirements, and position the site to meet the needs of the community for years to come. Existing tenants will be offered right-of-first-refusal to a new affordable home at Skeena Terrace, and BC Housing has committed to achieving a redevelopment that will minimize the displacement of existing tenants, through a phasing strategy with sequencing of building redevelopment.

The redevelopment will also provide a substantial opportunity to increase affordable family-oriented housing in the Hastings-Sunrise area. The 2016 Census, identified over 50,000 renter households in Vancouver were paying over 30 per cent of their income on rent with over half of these households earning incomes under \$50,000 per year.

The Policy Statement is the first phase of the planning process and results in a redevelopment vision for the site. The purpose of the Policy Statement is to inform all future development on the property by establishing an urban design framework and key objectives such as housing affordability.

2. Engagement

The Skeena Terrace planning process was launched in January 2021. A key element of the Program has been ongoing and meaningful engagement with a diverse range of groups such as the existing Skeena Terrace tenants, subject-matter experts and stakeholders and the general public. The two main phases of engagement occurred during development of the guiding principles and the draft design concepts.

The following sections summarise the engagement methods used during the creation of the Policy Statement. A summary of all consultation undertaken is provided in Appendix C.

Tenant-First Approach – BC Housing continually works with the City of Vancouver to prioritize existing tenants through the redevelopment process. This includes informing the existing tenants of their rights and assistance that will be provided as required by the Tenant Relocation and Protection Policy (TRP Policy). Existing tenants were contacted first and kept informed from the initial launch through to finalising the draft design concept for the Policy Statement. Tenant notification and engagement is ongoing and will continue throughout the rezoning process and subsequent permitting phases. See Appendix B for details on the summary of the tenant population and overview of the TRP.

At the start of the launch, BC Housing distributed a letter to each household at Skeena Terrace, notifying them of the planning process and provided a Frequently Asked Questions (FAQ) document that outlined important information including how BC Housing would protect tenants and minimize impacts to them throughout the process. City staff and BC Housing scheduled multiple meetings with the Skeena Terrace Tenant Association to ensure that regular updates continued to be communicated to the wider tenant network.

Other engagement methods included ice-cream pop-up events, a children's colouring package, a video on tenant protection, an informational flyer on tenants rights under the TRP Policy, as well as in-person information sessions as the policy statement developed.

A detailed summary report of the tenant notification process is contained in Appendix B.

Stakeholder Engagement – Since Summer 2021, the project team engaged with community stakeholders and subject-matter experts on a vision for the site. The staff and applicant team provided an overview of the Skeena Terrace planning and redevelopment program.

Many of the stakeholders involved have a local connection to the neighbourhood and Skeena Terrace. Stakeholders included the Thunderbird Elementary School and Community Centre, Hastings Sunrise Community Policing Centre and Hopehill (Beulah Garden Homes). Other stakeholder groups provided subject-matter expertise including Vancouver Coastal Health (VCH), BC Non-Profit Housing Association (BCNPHA), Aboriginal Housing Management Association (AHMA), Community Impact Real Estate (CIRES), Disability Alliance BC, Hey Neighbour! Collective at Simon Fraser University (SFU).

Stakeholder feedback contributed to the refinement of the engagement approach and the development of two preliminary concept options which were presented to stakeholders in subsequent meetings.

City of Vancouver Advisory Committees – The Skeena Terrace planning process was presented by City staff to the various advisory committees in order to obtain subject-matter and lived experiences representing urban design professionals, children, youth and families, persons with disabilities, seniors and equity-denied groups. The majority of the committees expressed an interest in continuing to be involved in the project as it evolves at the rezoning and permitting stages.

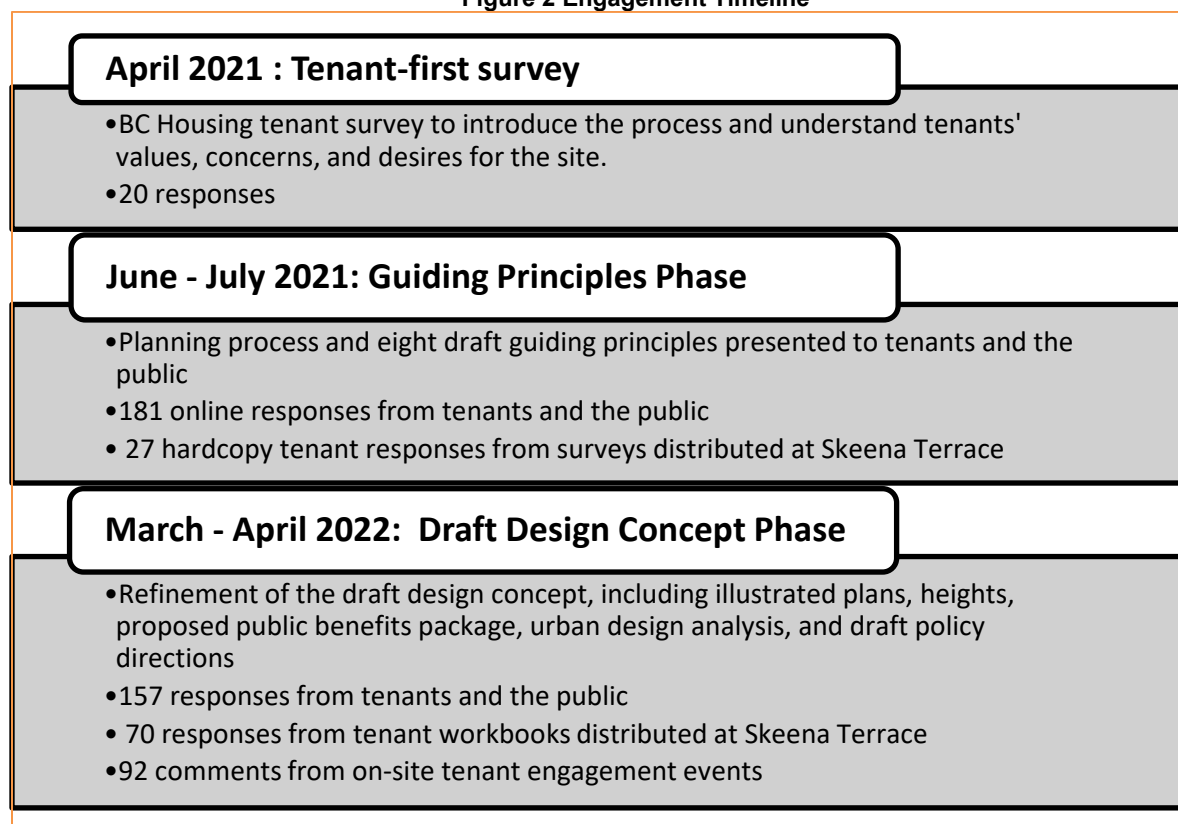
The Urban Design Panel provided feedback on the conceptual site designs on March 16, 2022 in a non-voting session. A summary of the Panel's comments are contained in Appendix D. Key comments included recommending exploration of additional height and density, strengthening the corner of Lougheed Highway and Cassiar Street as the 'front door' to the site, enhancing the shared courtyards through improved identity and greater enclosure, and improvements to the central plaza and shared street concepts.

The Panel also provided suggestions to improve accessibility and sustainability within the site. The Panel's commentary for design improvements are generally embedded in the refined illustrative concept plan or will be resolved through more detailed design development during the rezoning process.

City staff also presented the project to the Urban Indigenous Advisory Committee on May 9, 2022. Staff will continue Indigenous engagement with the Nations and Urban Indigenous groups through the development process.

Engagement Survey Responses – The complete consultation summary is included in Appendix C. In addition to meetings with tenants, stakeholders and advisory groups, engagement included a BC Housing-led tenant survey, and two City-led surveys, administered online to the public and on-site to tenants: Figure 2 outlines the engagement timeline and associated activities.

Figure 2 Engagement Timeline



Approximately 1,200 notification postcards with information about the online survey were distributed within the neighbouring area on or about July 5, 2021 and again on March 14, 2022, to coincide with the timeline of the Guiding Principles and Design Concept surveys. Both surveys were also advertised on multiple social media platforms, including City of Vancouver's Facebook, Twitter, and Instagram pages. Additional project information accompanying the survey was provided on the Shape Your City Vancouver platform (<https://shapeyourcity.ca/skeena-terrace>).

Feedback on Guiding Principles – In June 2021, the project team launched a coordinated tenant and public engagement to gather feedback on the eight guiding principles created to guide future development objectives at Skeena Terrace. An online survey was available on the City's Shape Your City platform from June 18 to July 23 2021, and a three day in-person tenant engagement event was held at Skeena Terrace from July 22 to 24, 2021, with both City and BC Housing staff. Hardcopy surveys were provided to each household during the same time period and available at Thunderbird Community Centre.

The City received a total of 181 online responses from tenants and the public, and BC Housing received 27 completed paper surveys on site. Responses to the Guiding Principles were generally positive, with the majority of respondents agreeing or strongly agreeing with each

principle. Feedback generally supported affordability, active transportation, and a tenant-first approach; many comments emphasized improving accessibility for people with reduced mobility, and minimizing tenant disruption and displacement. Feedback from the Guiding Principles provided a valuable foundation to the initial content of the design concept survey work noted below.

Figure 3 – Guiding Principles



Feedback on Design Concepts: Online Survey and Tenant Workbooks – A survey was launched from March 14 to April 11, 2022 to gather public feedback on the site design concepts on the City's project webpage <https://shapeyourcity.ca/skeena-terrace>. The City received 157 responses through the Shape Your City platform. Meanwhile, BC Housing distributed a similar survey to tenants via Tenant Workbooks which provided more graphical aids to complete the questions for those who may need translation or literacy support. A total of 70 households completed the workbooks. An additional 92 comments from tenants were received through a tenant pop-up event at Skeena Terrace on April 6 and 9, 2022. Both City staff and BC Housing project team attended both dates.

Feedback regarding the proposed design concept has been generally very positive. Respondents expressed strong support for the mix of on-site amenities, including childcare, affordable housing and local-serving retail spaces, as well as incentivizing active modes of transportation and greater connectivity with the surrounding community. The design's sustainability components, including watershed integration, green roofs, and commitment to tree retention were also highly supported.

Some concerns were expressed including lack of clarity in the plan, as well as suggestions for higher levels of housing affordability and larger unit sizes. Some opinions regarding building

heights and density suggested both could be higher, to allow for an increase in the number of affordable units. A minority of comments preferred lower building heights.

In addition, many comments underscored the importance of providing larger unit sizes, including units with four plus bedrooms. A more detailed assessment of the proposed building heights and massing will be undertaken at the rezoning stage to ensure that livability and urban design objectives are achieved.

3. Skeena Terrace Policy Statement: Summary of Key Principles

This section provides an overview of key principles established in the Policy Statement, stemming from the Guiding Principles, public and existing tenant feedback and objectives to deliver a vibrant, livable development that will be affordable and accessible to people from diverse backgrounds and incomes.

Vision for Skeena Terrace – Skeena Terrace will be a vibrant and diverse community with a variety of affordable housing options and gathering spaces that are well integrated into the neighbourhood, and creates positive impacts for the community as a whole. The development will continue to be a primarily family-oriented affordable housing site, serving a diversity of household types, ages and income levels. A robust Tenant Relocation Plan will address the needs of existing tenants and ensure a permanent home affordable to each household.

Opportunities for higher tower forms will be focused primarily at the corner of Lougheed Highway and Skeena Street to create new local architectural landmarks. A network of open spaces will link the community plaza at Cassiar Street, with the remainder of the site through a combination of formal and informal shared spaces and courtyards referred to as “neighbourhood rooms”.

The design of Skeena Terrace will incorporate sustainable strategies that promote and optimize health and encourage physical activity including increased walking, rolling and cycling connections on site, and other community destinations while simultaneously providing ample spaces for all-season recreation and exercise. The site is well served by transit along Lougheed Highway and within 600 metres from Rupert Skytrain Station.

3.1 Housing

There is an insufficient supply of social housing for low and moderate-income households in Vancouver, and over 40% of social housing properties in Vancouver were constructed from 1970-1990. As these buildings, including the buildings at Skeena Terrace, continue to age, non-market housing providers are facing rising repair and retrofit costs. The redevelopment of Skeena Terrace provides the opportunity to provide new, more resilient homes, while preserving existing affordability and adding new family-oriented affordable housing.

Tenant Relocation and Protection Policy – As the provincial Affordable Housing Agency, BC Housing has committed to a Tenant’s First Approach for every aspect of the redevelopment, including a tenant engagement strategy and a Tenant Relocation Plan that considers the well-being of all current tenants, and supports them in making a smooth transition into new housing.

The Tenant Relocation Plan will respond to and align with the Tenant Relocation and Protection Policy (TRP Policy) for non-market housing. The TRP Policy is intended to protect tenants by

mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental and non-market housing stock.

A core principle for the non-market TRP Policy is to ensure permanent rehousing options that limit disruption for existing residents. As the Skeena Terrace site is large, it enables BC Housing to develop a phasing strategy with sequencing of building redevelopment, which allows for most, if not all tenants to continue to live at Skeena Terrace during construction. Another core principle of the policy is to maintain affordability for existing residents: eligible tenants will receive right of first refusal to return to the new units at 30% of their household income, or if preferred by the tenant they will be secured permanent accommodation outside the project at 30% of their income, along with other relocation assistance and supports.

In order to identify specific circumstances that may need to be addressed as part of the relocation process, such as providing moving support and ensuring the future unit meets a tenants needs, BC Housing will be communicating with all tenants through a Needs Assessment Survey and one-on-one meetings through the future development phases of the project.

At the rezoning application, and subsequent regulatory review stages, the City and BC Housing will continue to coordinate as per the TRP Policy monitoring and reporting requirements. A summary of the existing tenant population tenancy information is provided in Appendix B.

Housing Affordability – Skeena Terrace will remain under BC Housing ownership and dedicated to social housing residential units¹ with 100% of the residential units as rental tenure with the following commitments:

- BC Housing's stated intent is affordability that will significantly exceed the City's Zoning and Development By-law definition of social housing.
- A target of two-thirds of the units will be rented to households who make below BC Housing's Housing Income Limits (HILS) and be rented at no more than 30% of gross household income. The remaining one-third of units will be rented up to and including market rates.
- The HILs units will be owned and operated by BC Housing directly, or through a long-term lease by a not-for-profit organization(s). The market rate rental units may be leased to a not-for-profit or for profit organization.
- The housing tenure, affordability and other operational requirements will be secured in perpetuity in the CD-1 by-law, housing agreements registered on title and other mechanisms, as appropriate.

¹ Within the Zoning and Development By-law, social housing is defined as rental housing in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out by BC Housing; owned by a non-profit corporation or non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada and must have a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title.

Figure 4: Current maximum HILs rental levels

Unit Type	HILs Maximum Household Income to be Eligible for a Unit (Effective Sept 1, 2021)	Rent Affordable to a Household with the HILs Maximum Income
Studio & 1 Bedroom	\$57,500	\$1,437
2 Bedroom	\$69,000	\$1,725
3 Bedroom	\$80,000	\$2,000
4+ Bedroom	\$88,500	\$2,212

Family and Accessible Housing – Skeena Terrace is currently a family-oriented community, with 71% family-sized units containing two to five bedrooms. The proposed family unit mix both replaces the existing family units one-for-one, and creates a significant number of new family sized units.

The family housing proposal will:

- Provide a minimum range of 50-60% family units of 2 or more bedrooms, including a target of 20% as 3 to 5 bedroom units.
- As per the TRP Policy, Skeena Terrace residents will be able to return at a unit type that meets their family size needs at the time of new building occupancy.
- Design of family units will be in accordance with the High Density Housing for Families with Children Guidelines.
- At least 10% of the total units will be wheelchair accessible.
- Target inclusion of six to eight ground-oriented licensed family childcare units.

Live-Work/Employment Opportunities – The COVID-19 pandemic has highlighted the need for flexibility in our work lives and the need for remote work options. The plan includes suggestions for live/work units and a requirement for a minimum of six to eight licensed family childcare units. Artist spaces and ‘maker spaces’ are also highly encouraged particularly along Lougheed Highway and Skeena Street. Further details on the anticipated appropriate live-work uses will be explored at the rezoning application phase.

3.2 Land Use and Density

The form and scale of development at Skeena Terrace is intended to be respectful of its context while also proposing a high-density affordable residential development with objectives around sustainability, built environmental and community amenities. Suggested attributes are noted below:

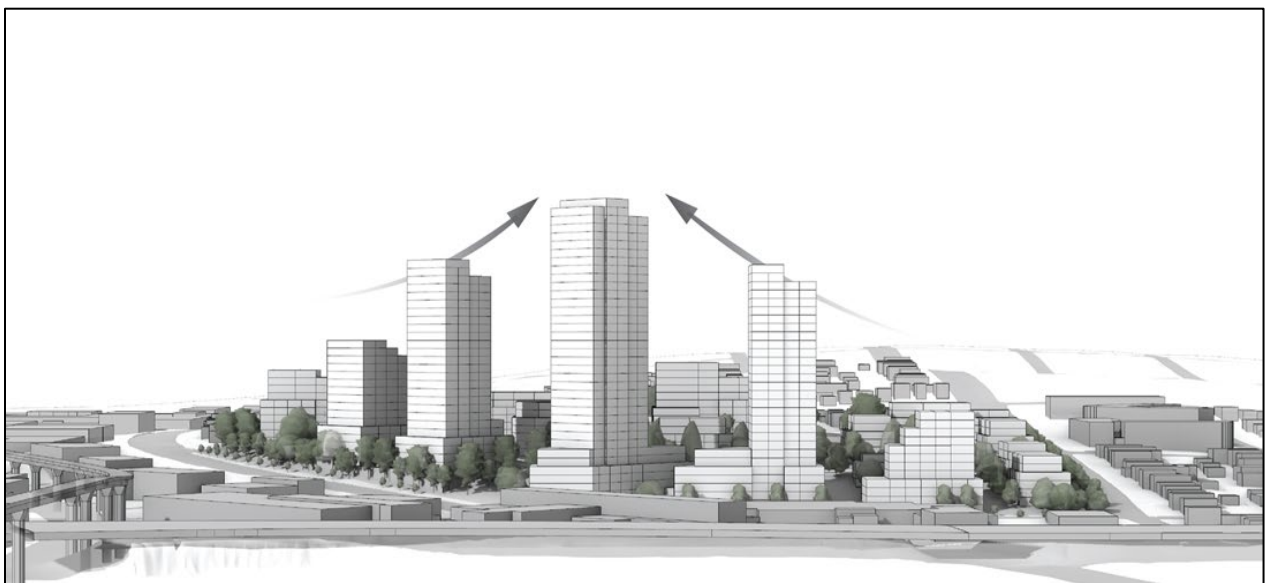
- A density of 3.0 FSR or a gross maximum of 148,459 sq. m (1,598,000 sq. ft.) floor area
- Building heights of 6 to 16 storeys with the provision for three towers up to 36 storeys (approximately 365 ft.) at the corner of Lougheed Highway and Skeena Street
- Maximum 6 storey podium heights, stepping down along sensitive site edges
- Maximum floor plate of 604 sq. m. (6,500 sq. ft.) above the sixth level for the three taller buildings
- Mass timber, Passive House and modular construction encouraged

- Ground-oriented units, where appropriate

Figure 5: Skeena Terrace Illustrative Plan



Figure 6: Proposed density at the corner of Lougheed Highway and Skeena Street



3.3 Views and Solar Access

Through future design work at the rezoning stage, consideration will be given to maximizing open views to the interior of the site from key entrance points and outward public views from key gathering spaces, including vistas to the North Shore mountains. Buildings are to be located to maximize solar access onto public open spaces. Detailed view analysis and solar access studies will be assessed at the rezoning stage.

3.4 Public Realm and Open Space

The public open space network will foster social interactions and create meeting places for both residents and the broader neighbourhood. Open spaces are to be developed to maximize retention of mature trees. Where feasible, retention of the existing established tree canopy will be explored through the rezoning phase. The new public open space network and semi-private shared resident courtyards will include both passive and active recreation space, catering to a wide range of users of all abilities during all seasons.

A community plaza, intended to serve as an active mixed-use community gathering space, is to be provided across from Thunderbird Community Centre adjacent to childcare and retail/commercial uses fronting Cassiar Street.

Visible storm water infrastructure, designed in conjunction with the landscape plan, will connect the site from west to east, providing an opportunity to highlight the importance of the Still Creek watershed. Food assets, including urban agriculture, will be accommodated across the site, in particular on the south facing slopes and building rooftops.

Public open spaces will build upon sustainable and healthy-built community principles by supporting Greenest City objectives around rainwater management, sustainable food systems, green mobility and access to nature directly on the site.

3.5 Community-serving spaces

The needs of the Hastings-Sunrise neighbourhood and the Skeena Terrace site were assessed during the planning process. Due to the range of publicly-accessible open spaces, constraints due to the sloping grade, tree retention and the delivery of social housing, a dedication of land for new park space is not being sought on Skeena Terrace.

A summary of community-serving spaces provided on site are as follows:

Childcare – A licensed 74 space childcare facility for children ages zero to five will be provided on site and will be operated by a non-profit provider identified by BC Housing. The childcare facility will meet the requirements of the City of Vancouver's Childcare Design Guidelines.

Skeena Terrace Community Amenity Space – The existing 'Hut' is an important amenity space for existing tenants. Classes such as on-site gardening, walking clubs, dinner and games, as well as lunch carts and shopping shuttles are offered to tenants in partnership with the Thunderbird Community Centre. The new Amenity Space will allow for the continuation of on-site programs, classes and shuttle trips, and expansion to meet the needs of current and future residents. A community-use agreement option will be considered with the applicant at the rezoning phase.

Local-Serving Retail – It is anticipated that approximately 930 to 1,400 sq. m (10,000 to 15,000 sq. ft.) of local serving retail will be included, and primarily located across from Thunderbird Community Centre, as well as at the corner of Lougheed Highway and Skeena Street.

The majority of the floor space should be designed for local-serving retail uses such as a café, deli, bakery, green grocer/small grocery store, or small-scale pharmacy with a focus on activating adjacent open spaces and creating an inviting pedestrian-focused retail experience at key nodes on site. At rezoning, a retail capacity analysis will be required to confirm the appropriate amount of retail floor space and optimal mix of service uses.

3.6 Sustainability and Healthy Built Environments

Established City of Vancouver policies ensure all new developments, in particular, large developments achieve high levels of sustainability requirements. These policies align with the Climate Emergency Action Plan which identifies strategies to cut carbon pollution in half by 2030 and to be carbon neutral before 2050. This means large developments such as Skeena Terrace must prioritize green transportation options and design low-carbon buildings. Other important city-wide strategies work to ensure everyone has access to nature, clean water and food assets, and that new buildings and infrastructure are resilient to climate change. The design intent of Skeena Terrace is to align with Big Move 1 of the Climate Emergency Action Response and emerging direction of the Vancouver Plan to enable access to daily needs within an easy walk or roll in all neighbourhoods.

Skeena Terrace is required to integrate best practices for sustainability outlined in the Green Building Policy for Rezoning and the Rezoning Policy for Sustainable Large Developments. Site and building design should factor in expected climate change impacts, designing for wetter winters, drier summers, and an increase in poor air quality events due to wildfires. The policy statement proposes to retain significant existing trees and ensure they are provided ample space to grow while adding to the diversity of street tree species. Green infrastructure, including green roofs, rainwater harvesting and other tools, is proposed to better manage rainwater and support biodiversity. Combined, these efforts provide potential ecological enhancements for the site along with resilience benefits in the case of weather events such as extreme heat and flooding.

As a site over 10 acres in size, the Rezoning Policy for Sustainable Large Developments requires that the redevelopment includes three “food assets” with significant presence and impact, and to arrange for their programming and maintenance for a minimum of five years after site occupancy. Food assets are public facilities, services, or spaces that enable a healthy, just, and sustainable food system.

3.7 Connections and Transportation

The Skeena Terrace site will prioritise accessible walking, rolling, cycling, and transit movements so that 80% of all trips are made by these modes, as described in the Climate Emergency Action Plan. These trips will be integrated with the surrounding community via a network of formal and informal internal pathways and landing-pads. Daily needs will be within a convenient distance for walking and rolling.

Movement by active modes will be the norm, and the site will be designed to provide an accessible, comfortable, intuitive, and interesting walking and rolling experience that integrates

with the existing and future off-site networks. The overall site design, including connections, built form, building accesses, and landscaping should all work together to achieve the 80% target mode share. The site will be accessible to motor vehicles for pick-up/drop-off, loading, servicing, and access to underground parking. Parking will be reduced by using Transportation Demand Management tools such as district parking and unbundling. The central portion of Hermon Drive will be designed using the principles of a “living street” where walking and rolling are the dominant activities. As part of the rezoning process, a Transportation Assessment and Management Study will model the trips generated by the development by all modes, quantify the parking and loading needs, and identify strategies to further encourage walking, rolling, cycling, and transit, while reducing vehicle use.

3.8 Accessibility

Planning for low-barrier access is an important part of being an inclusive city. Over 5% of Vancouver residents have some form of physical disability or mobility restriction. This includes people using wheelchairs, walkers, and canes. When their accompanying family, friends and care-givers are included, approximately 50% of Vancouver residents are affected by poor access to buildings.

At this early phase in the project, floor plans for each building have yet not been developed but, at a minimum BC Housing will be including at least 10% of the total unit count as accessible homes on the site. The project team for Skeena Terrace has included the retention of a dedicated Accessibility Specialist team who will work with the applicant and staff to determine an appropriate strategy tailored to Skeena Terrace’s challenging topography and accessibility needs both within each residential unit and building as well as the external environment such as navigation throughout the outdoor areas and the public realm. This specialist approach will ensure that all tenants will have equitable access to their daily needs within the site and low-barrier access points to the wider neighbourhood.

3.9 Community Benefit Agreements

Community Benefit Agreements (CBAs) seek to achieve community benefits from infrastructure and development projects. They are collaboratively designed and implemented between communities, applicants and government. Development projects with over 45,000 sq. m. of proposed floor space are subject to Vancouver’s CBA Policy. Therefore, Skeena Terrace will require a CBA. The policy is built to be flexible, City staff will work with the applicant and community to address challenges in meeting the requirements throughout the project’s development.

Projects under the CBA Policy must demonstrate best efforts in meeting the following compliance conditions during both the construction and operations phases of the development:

- Local, inclusive employment: Making 10% of new entry level jobs available to people in Vancouver first, specifically those who identify as equity-seeking groups (referred to in the policy as first source hiring);
- Social procurement: Procuring a minimum of 10% of materials, goods and services from third party certified social impact and/or equity seeking businesses, with a priority on Vancouver businesses first;

- Local procurement: Attaining 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be third party certified equity-seeking businesses.

Financial Implications

Real Estate staff reviewed a high level development pro-forma for the proposed concept to provide a preliminary assessment of the financial viability of the project and to inform the public amenity strategy. Based on the extent of social housing proposed and on-site amenities, staff do not expect the development would generate a land lift above the current value of the property. The pro-forma analysis will be further refined as part of the rezoning phase.

BC Housing will be providing significant investment into the development of the site and the City will not be responsible for funding any potential equity gaps.

Other costs such as Development Cost Levy (DCLs) generated from the redevelopment will be confirmed at rezoning, noting social housing residential floor space is exempt from DCLs. BC Housing will be responsible for funding and providing new and upgraded utilities to meet the demands of the proposed development, including waterworks, sewers, and green infrastructure as required, and confirmed at the rezoning stage. BC Housing will develop a comprehensive financial strategy that outlines the funding and phasing of the contemplated community amenities and infrastructure over the development horizon as part of the rezoning application.

CONCLUSION

The Skeena Terrace Policy Statement has been prepared following an extensive planning process involving a dedicated city staff technical team, BC Housing and their consultants, Skeena Terrace tenants, the local community, and stakeholders. The Policy Statement also embodies City priorities and targets around affordable housing, community-serving spaces, and sustainable development.

Should Council adopt the Policy Statement, BC Housing will commence a rezoning application submission with city staff based on the provisions of the Policy Statement. The proposed Policy Statement supports the creation of a complete community characterized by an appropriate scale of buildings, a diversity of family-oriented housing, including affordable housing for low and moderate income households, public open space, a new childcare facility, local-serving commercial, and an enhanced network for walking, rolling, cycling and vehicle access envisioned through a specialised accessibility lens.

* * * * *

SKEENA TERRACE

APPENDIX A
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Policy Statement

Executive Summary

Completed in the 1960s, Skeena Terrace was one of Vancouver's first social housing sites and is operated by BC Housing. It is home to nearly 600 tenants, including seniors, families, children and youth, and people of many different ethnic and cultural backgrounds.

The Skeena Terrace Policy Statement was created in partnership with BC Housing over 18 months. Due to the age of the existing buildings and infrastructure, which require extensive and ongoing repairs, BC Housing approached the City to explore how the site could be redeveloped to best meet the needs of current and future tenants. The need for new social housing is exacerbated by aging non-market housing stock across the city. Over 40% of social housing properties in Vancouver were constructed from 1970-1990. Skeena Terrace is even older than the majority of social housing sites in Vancouver, and this redevelopment presents a unique opportunity to renew and expand the aging rental stock.

The design of Skeena Terrace will incorporate strategies that promote and optimize health, and encourage physical activity through increased walking, rolling and cycling connections on-site, and to other community and transit destinations, while providing ample spaces for all-season recreation and exercise. While broad directions are confirmed in a Policy Statement, further refinement of the proposal will occur during the rezoning application phase.

Development Statistics Table:

SITE DENSITY

FSR	Maximum of 3.0 FSR (gross) inclusive of Hermon Drive
Floor area (gross)	148,761 sq. m (601,243 sq. ft.)

LAND USES

Residential	100% rental units - social housing
Retail and services	930-1400 sq. m (10-15,000 sq. ft.)
Childcare facility	74-spaces
Community amenity centre (Skeena Hut)	516 sq. m (5,556 sq. ft.)

HOUSING MIX

Family-oriented units	50-60%
3-5 Bedroom target	20%
Accessible units	10% of total units
Licensed family childcare	6 to 8 units

BUILDING HEIGHTS

Low and mid-rise buildings	Up to 12 storeys
Taller buildings	16 to 30 storeys
Landmark tower	Up to 36 storeys

BUILDING MASSING

Building length	Up to 46 m (150 ft.)
Podiums	Up to 6 storeys, with upper level step back
Tower floorplates	Maximum of 604 sq. m (6,500 sq. ft.)
Tower separation	Minimum of 24 m (80 ft.)

MOBILITY

Design targets	80% of trips walking, rolling or transit
Parking and loading	As per Parking By-law and Transportation Demand Management Study



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1. Background & Site History



1.1 Introduction: The Role of a Policy Statement

A Policy Statement is a planning tool used by the City of Vancouver that establishes guiding principles, objectives and policies relating to the future redevelopment considerations for the site. These considerations include: land use, density, building types and heights, mobility, affordability, sustainability and infrastructure, ecology and open space, amenities, and development phasing.

The Skeena Terrace Policy Statement was created in partnership with BC Housing over the past 18 months, and was informed by significant and meaningful engagement with current tenants, the broader community, and other key stakeholders, before being presented to Council for consideration.

The Policy Statement informs the future rezoning and redevelopment of Skeena Terrace. While broad directions are confirmed in a Policy Statement, further refinement of the proposal will occur during the rezoning phase.



Skeena Terrace - Looking North

1.2 Site Description & History

Skeena Terrace is located on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sə́lilwətaʔ (Tsleil-Waututh) Nations. The Skeena Terrace site is 10.8 acres (4.4 hectares) in size and located north of Lougheed Highway, south of East 5th Avenue, east of Cassiar Street and west of Skeena Street. The site is currently zoned CD-1 (11B) which permits the existing residential use on the property.

Completed in the 1960s, Skeena Terrace was one of Vancouver's first social housing sites and is operated by BC Housing. It is home to nearly 600 tenants, including many seniors, families, children and youth, and people of many different ethnic and cultural backgrounds. Those tenants live in 230 Rent-Geared-to-Income (RGI) units in townhomes, low-rise buildings, and one high-rise spread across the 10.8-acre site.

The site is steeply graded from west to east and north to south. The 1960s landscape design of the site was undertaken by esteemed Landscape Architect, Cornelia Hahn Oberlander and today contains many mature trees.

Due to the age of the existing buildings and infrastructure, which require extensive and ongoing repairs, BC Housing approached the City to explore how the site could be redeveloped to best meet the needs of current and future tenants.



Plaque at Skeena Terrace



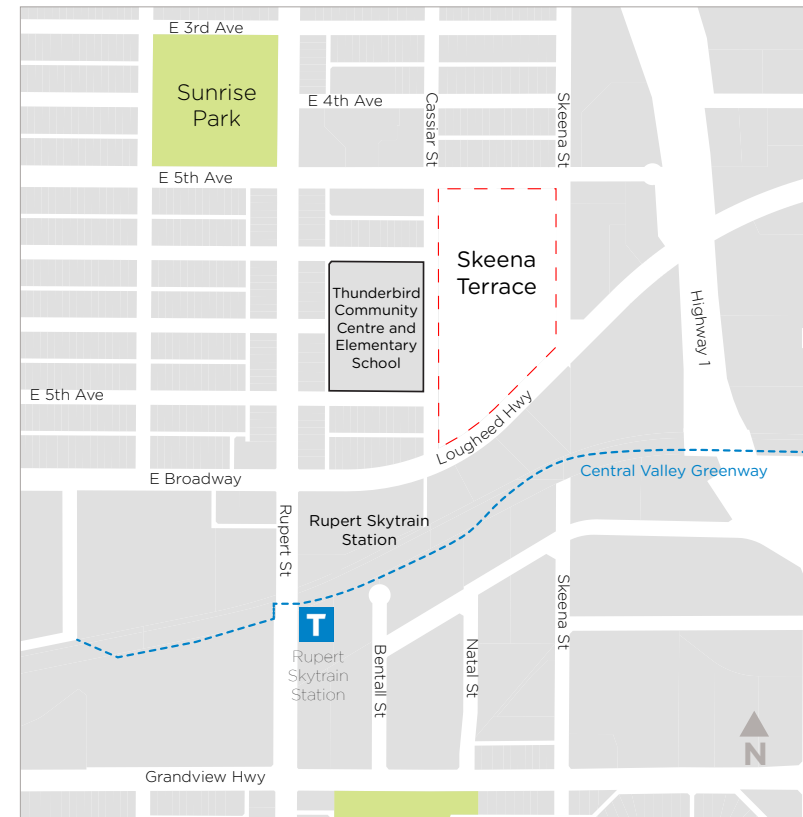
Skeena Terrace - Looking North



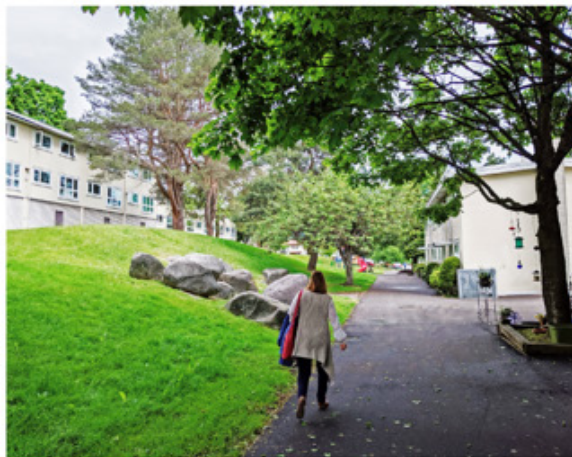
1.3 Site Context


The site is located in the Hastings-Sunrise area, to the east of Thunderbird Community Centre and Thunderbird Elementary School along Cassiar Street. The school and community centre serve as a valuable community heart for current tenants and the surrounding neighbourhood, offering programs and classes both on and off-site. The origin of the community centre is tied closely to strong community leadership from Skeena Terrace tenants, with community-led programming delivered at Skeena Terrace before the community centre was built.

The site is served by bus routes that operate along both Lougheed Highway to the south, and Rupert Street to the west. Rupert Skytrain Station is approximately 600 metres from the site and the Central Valley Greenway is located to the south. Four parks are located within approximately one kilometre of the site, including Rupert Park, Sunrise Park, Falaise Park and Thunderbird Park.



Context map



 Photos of Skeena Terrace today

Aerial Map



1.4 City Policies

The following City policies establish a general framework for the future development of Skeena Terrace. These policies, and others that may be applicable, will apply at various stages throughout the rezoning and/or permitting process. Policies are subject to change and updates over time:

- Housing Vancouver Strategy (2017)
- Affordable Housing Policies (1989, amended 1991)
- Hastings-Sunrise Community Vision (2004)
- Rezoning Policy for Sustainable Large Developments (2018, amended 2020)
- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2019)
- Rental Housing Stock Official Development Plan (2007, amended 2021)
- High-Density Housing for Families With Children Guidelines (1992)
- Healthy City Strategy (2015)
- Green Buildings Policy for Rezoning (2010, amended 2022)
- VanPlay (2019)
- Financing Growth Policies (2004)
- Community Amenity Contributions through Rezoning (1999, amended 2020)
- CD-1 (11B) - (Skeena Terrace- 3476 East 5th Avenue)
- Climate Emergency Action Plan (2020)
- Urban Forest Strategy (2018)
- Transportation 2040 (2012)
- Community Benefit Agreement Policy (2018)
- Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021)
- Culture|Shift: Blanketing the City in Arts and Culture (2019), Making Space for Arts and Culture (2019)
- City of Vancouver Childcare Design Guidelines (1993, amended 2021)
- Making Strides: Vancouver's Childcare Strategy and Early Actions (2022)
- Still Creek Rehabilitation and Enhancement Plan (2002)
- Rain City Strategy (2020)



HOUSING VANCOUVER STRATEGY (2017)

In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types and incomes. Housing Vancouver targets were based on the core goals of retaining a diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing to the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. The attached Policy Statement, if approved, will include targets for social housing and family units that will be further refined in the subsequent rezoning application phase.

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS (2018, UPDATED 2020)

This policy applies to rezonings of sites measuring two acres or more in area and requires that high sustainability practices are implemented in the following eight areas: Sustainable Site Design; Sustainable Food Systems; Green Mobility; Potable Water Management; Rainwater and Groundwater Management; Zero Waste Planning; Affordable Housing and Resilience.

The Skeena Terrace redevelopment will need to meet or exceed the requirements of the *Rezoning Policy and Bulletin for Sustainable Large Developments*, and any applicable Council policies at rezoning.

HASTINGS-SUNRISE COMMUNITY VISION (2004)

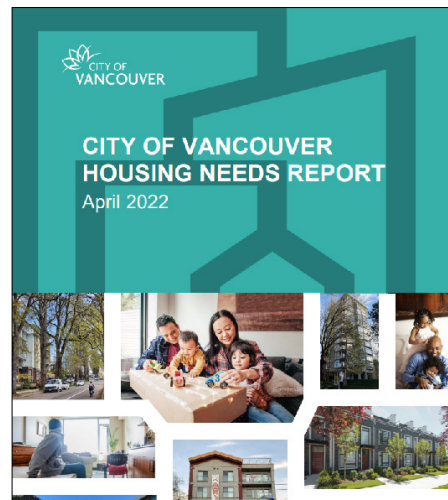
The Vision provides general directions for future development opportunities, including support to expand affordable housing options, access community amenities, support sustainable development and assess transportation improvements. The Vision anticipates that existing CD-1 sites such as Skeena Terrace will undertake a rezoning process for anything other than minor changes with appropriate community consultation. This direction has informed development of a policy statement for this site.



HOUSING NEEDS REPORT (2022)

In response to increasing concerns about housing costs and their impacts on residents across British Columbia, the BC Provincial Government introduced a new Housing Needs Report requirement for all BC municipalities. The directions in this Policy Statement are well supported by the data and findings within the Housing Needs Report. Increasing the amount of social housing in Vancouver will help meet the diverse range of housing needs among current and future residents.

On April 27th, 2022, Council received a Housing Needs Report prepared by City staff. The report finds that approximately 86,000 existing households in Vancouver are in need of affordable, suitable, or adequate housing. The report also includes a baseline projection of approximately 50,000 new households (~85,000 people) from growth and change in Vancouver's population over 10 years. Housing affordability pressures impact many households, but impacts fall disproportionately on equity-denied groups, including residents who are from Indigenous and racialized communities, seniors, people with disabilities, single-parent households, and 2S/LGBTQIA+. These groups face increased risk of housing insecurity, displacement, and homelessness.



TENANT RELOCATION AND PROTECTION POLICY

The *Tenant Relocation and Protection Policy* (TRP Policy), last amended June 2019, will apply at Skeena Terrace. The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock.

A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. Under the TRP Policy, existing tenants residing at Skeena Terrace will be protected and supported throughout the redevelopment process through measures such as ongoing tenant communication and project updates, assistance with moving expenses, providing right of first refusal to return to a new unit on-site, and all other applicable requirements outlined in the policy.



City of Vancouver *Planning By-law Administration Bulletin*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

TENANT RELOCATION AND PROTECTION POLICY – PROCESS AND REQUIREMENTS

Authority - Director of Planning

Effective June 11, 2019. Updated November 10th, 2021

This Bulletin replaces the Tenant Relocation and Protection Guidelines, adopted by City Council on December 10, 2015, amended February 15, 2016, June 22, 2018, and August 15, 2018.

2. Vision & Guiding Principles



2.1 Vision

Skeena Terrace will be a vibrant and diverse community with a variety of affordable and market rental housing options with active and passive open spaces that are well-integrated into the neighbourhood, and creates positive impacts for the community as a whole.

Skeena Terrace will continue to be a family-oriented and primarily residential site, with social housing for a diversity of household types, ages, mobility and income levels. A robust Tenant Relocation Plan will address the needs of existing tenants and ensure a permanent affordable home to each household. The Skeena Terrace redevelopment provides a significant opportunity to renew aging housing stock and increase the number of secure and affordable homes for low and moderate-income families and individuals to accommodate a diverse future population.

Opportunities for higher tower forms will be focused primarily at the corner of Lougheed Highway and Skeena Street to create a new architectural landmark into Vancouver. A network of open spaces will be established throughout the site and linked from a public plaza at Cassiar Street through a combination of formal and informal shared spaces and courtyards known as “neighbourhood rooms.”

The design of Skeena Terrace will incorporate strategies that promote and optimize health and encourage physical activity including increased walking, rolling and cycling connections on-site, and to other community and transit destinations, while providing ample spaces for all-season recreation and exercise.



Panoramic view from the site today

2.2 Guiding Principles

The following eight principles will guide the future redevelopment of Skeena Terrace. They support the Vision for the site and ideas gathered through tenant and public engagement, while reflecting the goals of the City and BC Housing.

Safe, Livable & Complete Neighbourhood

Take a people-first approach to the redevelopment of Skeena Terrace to create a safe, socially-connected, complete community that is friendly, supportive and strengthens the southeast Hastings-Sunrise neighbourhood.

Tenants First

Listen carefully to the needs and aspirations of current and future tenants throughout engagement and while collaboratively designing the future of Skeena Terrace.

Equity, Diversity, Inclusion & Accessibility

Create an equitable, diverse, and inclusive Skeena Terrace that is welcoming and supportive.

Context & Connections

Celebrate and embrace the unique qualities, context and connections of Skeena Terrace.

Memory & Evolution

Recognize, acknowledge, and reflect the unique history of Skeena Terrace, its community, and diverse culture.

Resilience, Sustainability & Climate

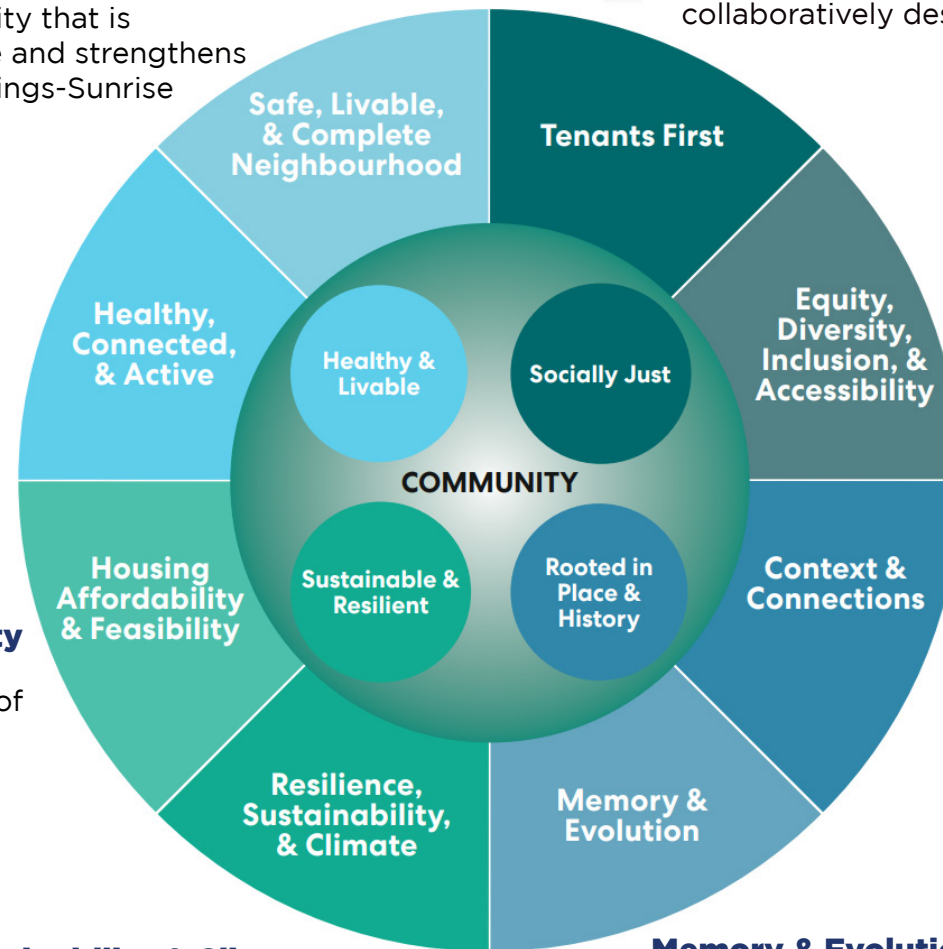
Make Skeena Terrace a precedent-setting, sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches.

Housing Affordability & Feasibility

Provide a diversity of housing types that are affordable to a broad range of incomes and family types.

Healthy, Connected & Active

Create a healthy, well-connected built environment that enhances residents' physical and mental well-being.



3. Skeena Terrace Housing & Tenant Protection



3.1 Background

Skeena Terrace provides the opportunity to renew an aging non-market housing site while preserving existing affordability and significantly expanding the number of secure and affordable homes for low and moderate-income families and individuals. BC Housing will continue to work with the City to determine how to appropriately meet the needs of current and future tenants through the redevelopment phase. Skeena Terrace will provide existing tenants with new, more resilient homes within their existing community, while also helping to meet the housing needs of additional Vancouver residents and newcomers on the site.

THE NEED FOR SOCIAL HOUSING

Many households in Vancouver are struggling to find secure, affordable rental housing. As of the 2016 Census, over 50,000 renter households in Vancouver were paying over 30 per cent of their income on rent and over half of these households earn incomes under \$50,000 per year.

Social housing is operated on a not-for-profit basis by affordable housing societies, co-ops, and government agencies to provide affordable, stable homes for households earning low and moderate incomes. The high number of Vancouver households facing housing cost burden indicates that significantly more social housing is required. The Housing Vancouver Strategy includes a target of 12,000 new social, supportive, and co-op homes by 2027. Skeena Terrace will provide approximately 1,900 social housing units through redevelopment.

RENEWAL OF SOCIAL HOUSING

The need for new social housing is exacerbated by aging non-market housing stock across the city. Over 40% of social housing properties in Vancouver were constructed from 1970-1990, supported by senior government programs that have since been phased out. As these buildings age, non-market housing providers are facing rising repair and retrofit costs, and the government operating agreements that covered many of these costs are coming to an end. Today, many non-profits, co-ops and government partners are looking to redevelop and renew their existing properties, and expand the number of people they can serve. Skeena Terrace is even older than the majority of social housing sites in Vancouver, and presents a unique opportunity to renew and expand the stock.



Skeena Terrace circa 1961

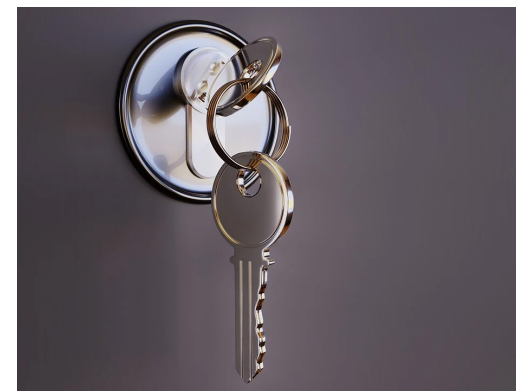


TENANT RELOCATION AND PROTECTION POLICY

The *Tenant Relocation and Protection Policy* (TRP Policy) will apply at Skeena Terrace. The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that renewal is necessary to maintain the health of the overall rental and non-market housing stock. Existing tenants residing at Skeena Terrace will be protected and supported under the non-market TRP Policy throughout the process.

The City's current TRP Policy acknowledges that non-market housing providers and residents face different needs compared to market housing, and provides a separate framework for tenant protection and relocation. The TRP Policy requires BC Housing to develop a Tenant Relocation Plan based on a set of core principles:

1. **Ensure permanent rehousing options that limit disruption for existing residents:** relocation plans for non-market housing will minimize disruption for existing residents by providing an alternative accommodation option that involves minimal moves, prioritizes options in the current neighbourhood, and takes into account additional resident considerations e.g. access to schools, transit, etc.
2. **Maintain affordability for existing residents:** due to the low incomes and housing barriers faced by residents in existing social and non-profit co-op housing, emphasis will be placed on providing a suitable permanent affordable accommodation option for all eligible residents.
3. **Support with relocation and additional housing barriers:** residents will be provided support with moving expenses for all moves. Support will be provided for residents with additional needs.
4. **Ongoing communication and engagement:** residents will receive early communication of the intent to redevelop and the support that will be offered to them, as well as regular updates over the course of the development process.



Stock images



3.2 Policies

As the provincial Affordable Housing Agency, BC Housing has committed to a Tenants-First approach in every aspect of the redevelopment. Taking these city-wide policies into account, the redevelopment of Skeena Terrace will ensure that aging building social housing stock can be replaced and enhanced to provide a highly livable and vibrant site with affordable housing options for a wide spectrum of incomes and needs through the implementation of the following policies:

3.2.1 TENANT RELOCATION & PROTECTION REQUIREMENTS

- Develop a Tenant Relocation Plan that meets or exceeds the requirements as outlined under the *Tenant Relocation and Protection Policy*.

3.2.2 FAMILY & ACCESSIBLE HOUSING

- Provide a minimum range of between 50-60% family-oriented residential units with 2 or more bedrooms, including a target of 20% 3-bedroom to 5-bedroom units.
- As per the TRP Policy, Skeena Terrace residents will be able to return at a unit type that meets their family size needs at the time of new building occupancy.
- Design of family units will be in accordance with the High Density Housing for Families with Children Guidelines.
- At least 10% of total units will be considered accessible to better reflect Canada's population of people living with disabilities and 20% of units should include aging-in-place practices.

3.2.3 HOUSING AFFORDABILITY

- 100% of the residential units will be rental tenure.
- A target of two-thirds of the units will be rented to households who make below BC Housing's Housing Income Limits (HILS) and be rented at no more than 30% of gross household income. The remaining one-third of units will be rented at up to and including market rents.
- The HILs units will be owned and operated by BC Housing directly, or through a long-term lease by a not-for-profit organization(s). The market rate rental units may be leased to a not-for-profit organization, or for-profit organization.
- The housing tenure, affordability levels, and other operational requirements will be secured in perpetuity.

3.2.4 REDEVELOPMENT PHASING

- A phasing strategy to establish sequencing of redevelopment will be determined at rezoning. The Tenant Relocation Plan and phasing strategy will be complimentary to ensure the project is phased to minimize disruption to tenants.

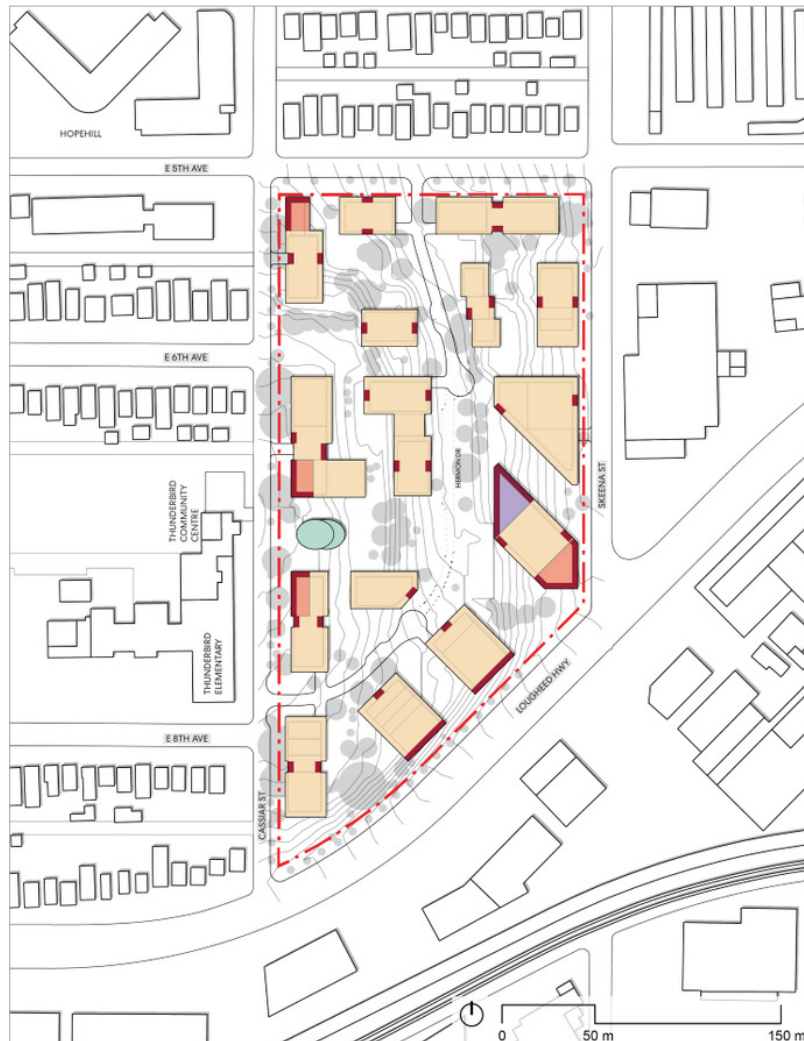


4. Land Use & Density



4.0 LAND USE & DENSITY

This section provides direction on the desired character and mix of uses to ensure that the Skeena Terrace legacy of providing affordable housing will be maintained and enhanced into the future. The site will continue to provide a diversity of housing types and tenures, supported by local-serving shops, amenities and animated open spaces. Further guidance on the desired building form of the redevelopment is included in Section 5, Built Form and Massing. Housing Requirements are contained in Section 3.



4.1 Background

Skeena Terrace was designed and built as one of Vancouver's early social housing sites and will continue to provide generations of families an affordable place to live.

Through redevelopment, there is an opportunity to optimize housing options and to expand on-site amenities and supporting uses. Increased density of up to 3.0 FSR (gross) is supportable to deliver on multiple Council objectives regarding increasing affordable rental housing stock across the city while also taking advantage of the close proximity of the site to transit and the site's unique topography.

The intent of Skeena Terrace is to align with Big Move 1 of the Climate Emergency Response and emerging direction of the Vancouver Plan to enable access to daily needs within an easy walk, roll or cycle in all neighbourhoods.

- Tenant Community Facility
- Retail
- Childcare
- Residential (Ground-Oriented Units)
- Active Frontages

Diagram to left is illustrative and land uses are subject to review during the rezoning phase

4.2 Policies

4.2.1 DENSITY

- A gross floor area* of 148,761 sq. m (1,601,243 sq. ft.) is proposed. The floor space ratio or FSR (a measure of density) is approximately 3.0 over the entire site.

4.2.2 LOCAL-SERVING COMMERCIAL

- Provide approximately 930 to 1400 sq. m (10,000-15,000 sq. ft.) of local-serving retail, primarily located across from Thunderbird Community Centre with additional opportunities at the corner of Lougheed Highway and Skeena Street.
- The majority of the floor space should be local-serving uses such as a café, deli, bakery, green grocer/small grocery store, or small-scale pharmacy, with a focus on activating adjacent open spaces, creating an inviting pedestrian-focused retail experience and serving the daily needs of residents and the local community.
- At rezoning, a retail capacity analysis will be undertaken to confirm the appropriate amount of retail floor space and optimal mix of service uses. Subject to this analysis, additional locations for retail could be explored.

**The gross floor area includes all interior floor spaces for all uses including the childcare centre, amenity spaces, and all typical floor area exclusions such as storage areas, enclosed balconies, etc. The density is calculated over the full site area.*

4.2.3 CHILDCARE FACILITIES

- Provide a fully-fit, furnished and equipped 74-space childcare centre designed in accordance with the Childcare Design Guidelines, in place at the time of rezoning.
- At rezoning, further analysis will be needed to confirm the exact location of the childcare, taking into account licensing requirements including access to outdoor space and solar performance on outdoor space.
- Consider options to use the Skeena Hut for before-and-after school care, if feasible.
- During the rezoning, target inclusion of six to eight licensed family childcare units within ground-oriented homes.



Stock image



Woodward's YMCA Child Care Centre, Vancouver, BC

4.2.5 AMENITY CENTRE (REPLACEMENT SKEENA HUT)

- Ensure on-site programs that are currently operating in the Skeena Hut are maintained and enhanced/expanded in the new 465 sq. m (5,000 sq. ft.) indoor amenity centre in ongoing programming partnership with the Thunderbird Community Centre.
- The amenity centre shall be designed as a multi-purpose space that is flexible to different uses and programming that may accommodate before-and-after school care.
- A community teaching kitchen within the amenity centre is desirable to satisfy one of the food asset requirements of the *Rezoning Policy for Sustainable Large Developments*.

4.2.6 LIVE-WORK SPACES

- At-home enterprises, uses such as live/work, artist space and 'maker spaces' that are designed to support a range of cultural uses, practices and art production, are highly encouraged in the redevelopment, and particularly along Lougheed Highway and Skeena Street, and at, or near, the new plaza along Cassiar Street.



Harbor Way, Boston MA, Copley Wolff Design Group



Collingwood Neighbourhood House community kitchen, Vancouver, BC

5. Built Form, Massing & Height



5.0 BUILT FORM, MASSING & HEIGHT

This section provides guidance on the desired building form, height and massing of the neighbourhood. The vision is to achieve high quality and sustainable building design and open spaces that are welcoming and attractive over the long term.

5.1 Background

Skeena Terrace is intended to be a primarily residential site with a mid-rise form of development (with building heights of 6 to 16 storeys) along with three taller buildings up to 36 storeys to landmark this location.

Buildings will be varied in scale with priority on the human-scale and pedestrian experience responding to the sloping topography and supporting a successful public open space network. All building typologies provide an opportunity for landscaped roofs, views, amenity spaces and rooftop play areas for children.

Three taller buildings of varying heights will be located at the southeast corner of the site. This will ensure that impacts to surrounding residential developments are minimized whilst simultaneously creating a new local architectural landmark that will be seen entering the city from the east.

Achieving a legible massing strategy along Lougheed Highway is an important consideration. The two mid-rise forms located near the corner of Cassiar Street and Lougheed Highway should have a form and architectural expression primarily oriented towards the southwest to reinforce a 'front door' to the site for people arriving from Rupert SkyTrain Station and trips from the west.



5.1.1 ANIMATION & VARIETY IN DESIGN

Skeena Terrace will be inviting, accessible and attractive. The architecture will be characterized by variation in design and scale to create visual interest. Building orientations will respond to the curved streets created by Lougheed Highway and Hermon Drive while the human scale design of the public realm interface will create interest and add character. The site edges will respond differently to varying adjacencies: Lougheed Highway to the south, employment uses to the east, Thunderbird Elementary School and Community Centre to the west and lower density residential to the north. Public spaces will create vibrancy and draw people into and through the site. This can be achieved through attractive architecture and landscape design, careful placement of passive and active uses and flexible site programs.

Design guidelines created during the rezoning phase will further refine the future site design of Skeena Terrace.

5.1.2 SUSTAINABILITY & LIVABILITY

All buildings will be designed to meet the *Green Buildings Policy for Rezoning*s, or requirements in place at the time of building design. Skeena Terrace will achieve best practices in healthy built-environment planning by delivering a selection of signature buildings using innovative green building standards and techniques. These may include mass timber and/or modular construction techniques, Passive House certification or other innovative approaches and result in highly livable dwellings and spaces.



Corner Bar, Austin, Texas



Daniel Spectrum, Toronto, Ontario



5.2 Policies

5.2.1 BUILDING VARIETY & DESIGN

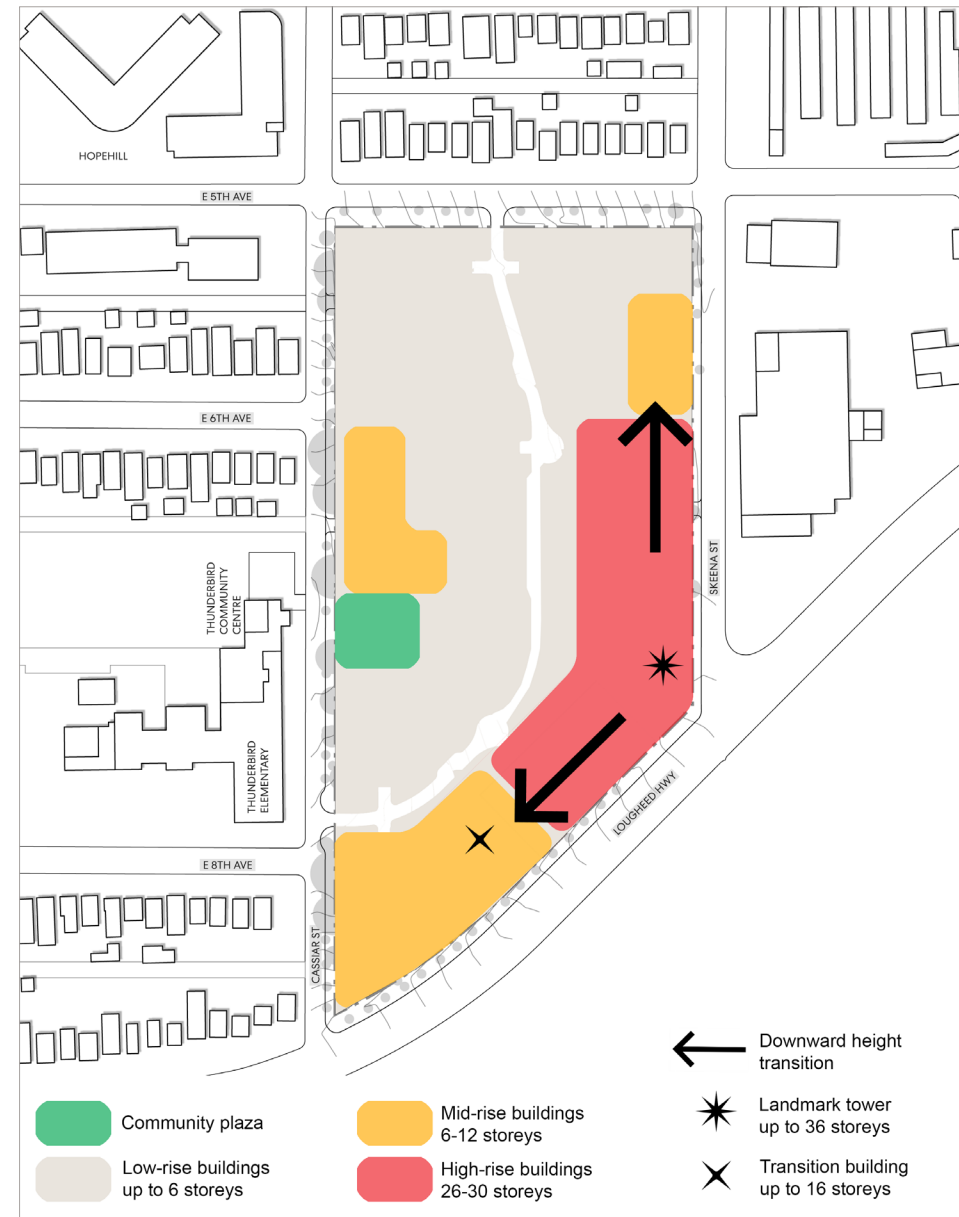
- Buildings will be varied in scale and type including ground-oriented units, terraced mid-rise buildings, mixed-use buildings and slender sculpted residential towers. Buildings will respond accordingly to the site topography.
- Building lengths greater than 46 m (150 ft.) should be avoided, regardless of height, and include both vertical and horizontal articulation where appropriate.
- Tower podiums should be no greater than six storeys in height and should step down with grade wherever feasible. Certain locations may warrant a lower podium height to improve solar access, and/or enhance the open space network.
- Building forms will address topography by stepping slabs in line with natural grade to ensure a smooth transition to adjacent commercial retail units (CRUs) and ground-oriented units resulting in a safe, inviting and accessible interface with the public realm. Buildings may also be sited to soften the landscape by concealing significant changes in grade and offering residents an accessible path to bridge the sloping terraces utilizing internal building corridors and elevators.



Images from City of Vancouver archives

5.2.2 BUILDING HEIGHT

- Taller buildings should be located at the low point of the site near the corner of Lougheed Highway and Skeena Street, and transition down to the north and west edges of the site to reduce impacts on open space and adjacent developments.
- A high level of architectural treatment and design is expected in shaping and sculpting of taller buildings that consider views to and from the site, including from the SkyTrain and the Central Valley Greenway, as well as Falaise Park.
- Opportunities for height: Three taller point towers with related architectural expression will be considered up to a maximum height of 36 storeys for the tallest tower, located near the existing City of Vancouver welcome sign. The flanking towers should transition downward, with a minimum transition of four to six storeys lower between each tower being desirable. Further west, a transition building of up to 16 storeys can be included.



- The three taller buildings should meet typical City performance criteria for tower forms above six storeys, including but not limited to adequate tower separation and a maximum average gross floor plate of 604 sq. m (6,500 sq. ft.)
- Mid-rise buildings should terrace down to maximize solar access and avoid a sense of looming mass over the public realm. These building heights are well suited for the use of mass timber construction, which is strongly encouraged.
- Additional building height for common indoor amenity rooms will be considered, subject to urban design performance.

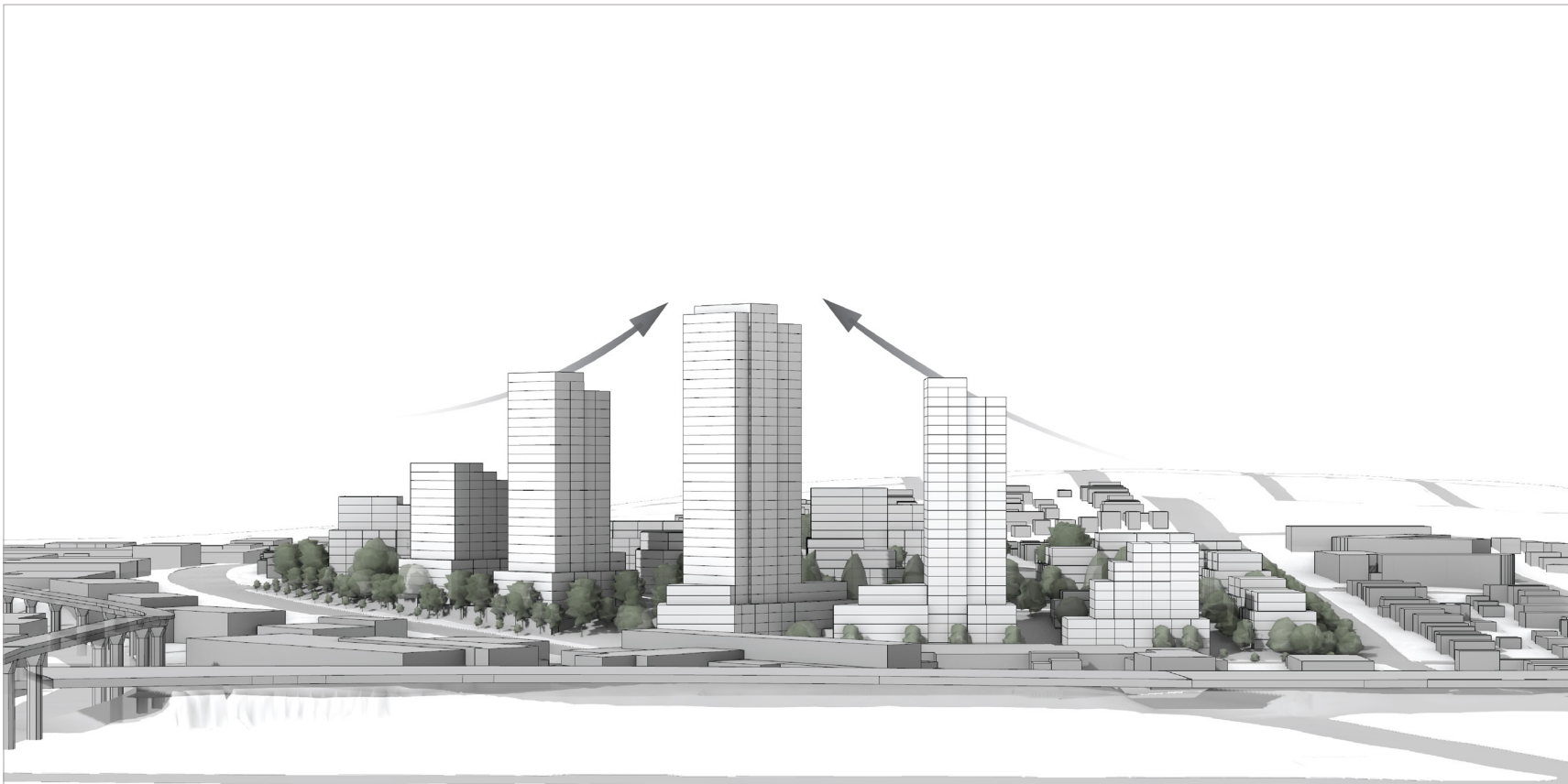


Diagram above is illustrative and building heights and massing are subject to review during the rezoning phase

5.2.3 PUBLIC REALM INTERFACE & TRANSITIONAL EDGES

- Provide a respectful relationship and transition to the surrounding community through six storey buildings with upper level step backs along the northern and western edges of the site.
- Active frontages consisting of small-scale retail, social or cultural uses, live/work units or resident amenity spaces should be provided at grade to animate edges of key open spaces and to enliven streets and pedestrian spaces, along with frequent front doors at grade and overlook from dwellings above.
- All other building interfaces should provide ground-oriented units with primary entrances and individual doors facing the public realm to animate the edges of streets, courtyards and open spaces.

5.2.4 LIVABLE & SUSTAINABLE BUILDINGS

- Design buildings to visually express green elements as well as embody green building and passive design features.
- Enclosed balconies may be considered for podium units fronting Lougheed Highway, given that a robust and varied network of public and semi-private open spaces will be provided for residents.



Hinge Park, Vancouver, BC



The Arc, Vancouver, BC



Hinge Park, Vancouver, BC



5.2.5 VIEWS & SOLAR ACCESS

- Buildings must be carefully located and designed to allow for an overall sense of layered mature landscape and open sky views, including maximizing solar access for urban agriculture and other public uses including, but not limited to, the south-facing slopes above Lougheed Highway.
- Maximize open views into the interior of the site at key entrance points, as well as outward public views from key gathering spaces within the site, aiming to enhance vistas to the North Shore Mountains and the Still Creek basin.
- Provide public viewpoints at key locations, such as the top of the slope near the corner of Lougheed Highway and Cassiar Street.
- Solar access on public open spaces, the community plaza and neighbourhood rooms will guide the form, height and placement of buildings. Consider solar performance on the community plaza between 10am and 4pm at the spring and fall equinoxes. At rezoning, a shadow analysis will be required.
- Provide a detailed view analysis as part of the rezoning application to determine optimal locations of tower elements considering significant views toward the mountains from nearby public spaces. Review of these documents will, in part, help to confirm the achievable building heights and massing.



Rendering of Blatchford Redevelopment by Perkins&Will, Edmonton, AB



Panoramic photo taken from Skeena Terrace, looking south, west and north



6. Public Places & Site Biodiversity



6.1 Background and Context

The surrounding area includes parks of varying sizes and programs. Within 600 metres of the site, Thunderbird and Sunrise Parks are local and neighbourhood-oriented parks with amenities for sports, recreation and children's play. 900 metres from the site to the north of First Avenue, Rupert Park is a larger 11-hectare community park with pitch & putt, sports fields and other active recreational opportunities.

Across the street, Thunderbird Community Centre hosts a variety of community and recreational programs. The community centred programs extend to the existing 'hut' in Skeena Terrace, which supports existing residents.

Given the focus on affordable housing, and limitations related to topography and site size, a park dedication is not sought on the Skeena Terrace site. Instead, a network of publicly-accessible open spaces and gathering places will be provided on-site.

To enhance natural systems on the Skeena Terrace, the site concept is informed by the *Urban Forest Strategy*, *Rain City Strategy* and *Biodiversity Strategy*.



Rupert Park, Vancouver, BC



Thunderbird Park, Vancouver, BC



Sunrise Park, Vancouver, BC

PUBLIC SPACES

The Skeena Terrace plan creates inclusive gathering spaces, customizable places for social connection, natural areas with an urban forest, community gardens, and play spaces, to meet the needs of residents at Skeena Terrace, and to connect to a broader network of parks and recreation amenities.

The open space will be highly visible and designed to welcome the public into and through the site. The open space network is focused on a central plaza across from Thunderbird Community Centre, with a visible storm water feature connecting the plaza to the corner of Lougheed Highway and Skeena Street. A publicly accessible pedestrian mews aligned with 6th Avenue will connect to a public play area at Cassiar Street. These key public open space features will have highly-public edges and facilitate views across the site to the North Shore Mountains where feasible. Where public access is required, the open space network will be secured by statutory rights-of-way.

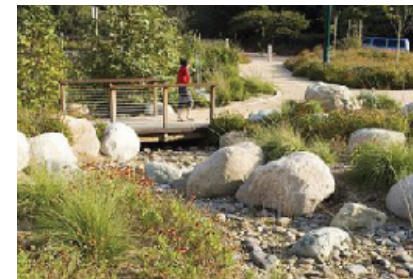
Hermon Drive will be redesigned as a “living street” to prioritize pedestrians and enhance the public realm, serving as the site’s primary north-south public connection. Entries to the site will be designed as ‘landing pads’ to welcome the public and residents into Skeena Terrace. A series of additional publicly accessible pedestrian paths will be provided following existing topography to provide more accessible low-barrier routes through the site.

SEMI-PRIVATE SPACES

The public open space network will connect a series of more intimate and enclosed resident courtyards or ‘neighbourhood rooms’ accessible to Skeena Terrace residents, providing common backyards to gather and build community. Both the public and semi-private open spaces will also functionally contribute to the site-wide rainwater management plan and tree retention strategy.

SITE BIODIVERSITY

Responding to the site’s unique topography and the City’s policies, the layout and configuration of the site have been heavily influenced by the location of existing mature trees across the site, in an effort to maximize the retention of tree canopy within a network of connected natural soils. Introduction of new trees and robust landscaping will be introduced to support these directions.



Precedent images courtesy of PWL Consultants

6.2 Policies

6.2.1 TOPOGRAPHY

- Skeena Terrace is a steeply graded site. Design buildings and open spaces to celebrate and respond to existing terraces and site defining topographic features.
- Use natural systems as the framework for site organization and access. Retain significant existing trees and utilize the site's topography and planned open space network to manage rainwater, reduce the urban heat island effect, and contribute to climate resilience.
- Ensure that the site is highly accessible for all through the provision of low barrier pathways and publicly accessible elevating devices, where appropriate. Where possible, outdoor spaces should include ramps to meet a 1:20 slope, or a 1:12 slope maximum if 1:20 is not possible to respond to the topography of the site.
- At rezoning, provide an accessibility strategy that demonstrates how Skeena Terrace will be a leader in accessible design.

6.2.2 ENHANCED LANDSCAPE CHARACTER WITHIN A GARDEN-LIKE SETTING

- Locate and design buildings and open spaces to enhance the existing garden-like setting by retaining large stands of mature trees; provide areas for active and passive recreation; and incorporate landscaped areas and stormwater features which connect through a series of accessible public pathways.
- Both the public and semi-private open spaces should functionally contribute to the site-wide rainwater management plan and tree retention strategy.
- Ensure that the public spaces and landscapes are designed to be high quality and sustainable. At rezoning, provide a landscape and tree planting plan that reinforces the open space network including defining public and semi-private spaces, marking key greenways, public open spaces and site connections, and highlighting entry points into the development.
- Provide a draft landscape maintenance plan with the rezoning application.



First three images: courtesy of PWL Consultants. Last image: stock



6.2.3 URBAN FORESTRY & BIODIVERSITY

- Protect large and significant trees that provide shade in summer months and water infiltration in the rainy season. Ensure trees both on-site and on the streets have ample space and soil to connect, grow, and flourish above and below ground. Complete an Arborist Report at rezoning to confirm the trees to be retained.
- Enhance the biodiversity on-site through the integration of additional tree species and understory, pollinator meadows, and other natural areas.
- Consider how these green spaces are part of a larger network and connect with the Still Creek watershed.
- Provide a forested edge along the slope fronting Lougheed Highway that between the public sidewalk and an accessible upper pathway. Ensure that the upper pathway is designed to be safe, accessible, activated and inviting for pedestrians.



Proposed open space at the corner of Lougheed Highway and Cassiar Street



Diagram above is illustrative and the tree retention strategy will be reviewed at the rezoning phase

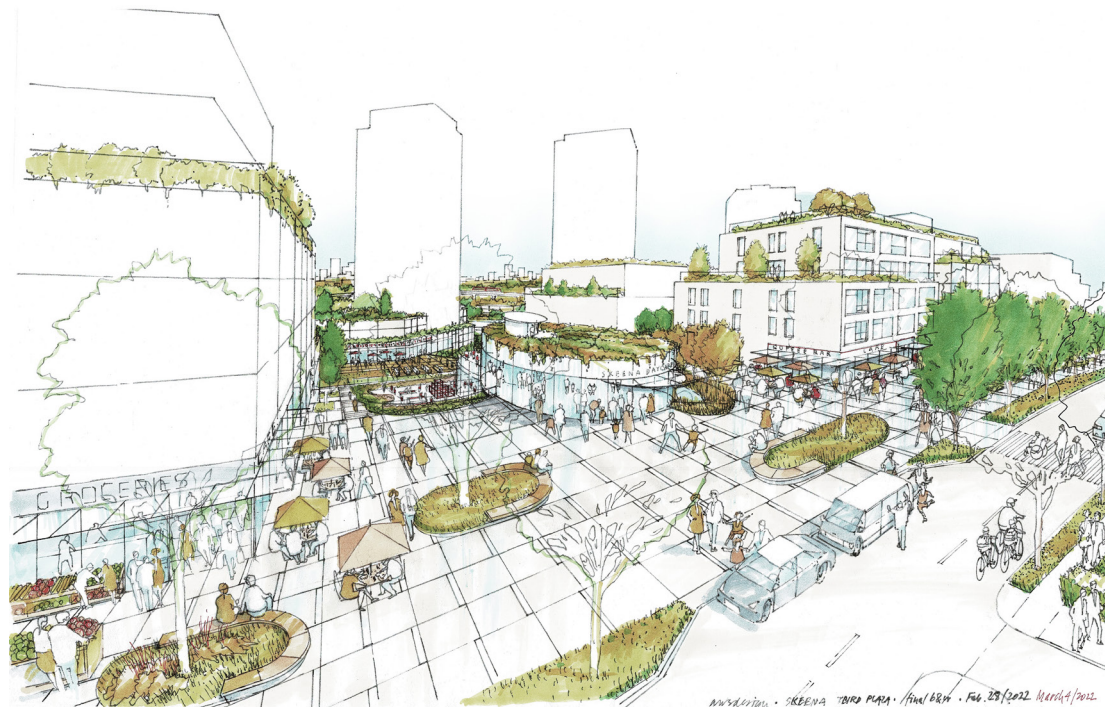
6.2.4 OPEN SPACE NETWORK & COMMUNITY SPACES

- The site will provide an open spaces and a network intended for public use, secured by statutory rights-of-way. These spaces will be designed to welcome the public and surrounding community into and through the site.

The open space network is to be structured around the following key elements:

1. Mixed-use Hub & Community Plaza

- Provide a highly active outdoor community gathering space and public plaza in a location that compliments the Thunderbird Community Centre and Elementary School and creates a public hub for the new development.
- The plaza should target a minimum of 930 sq. m (10,000 sq. ft.) of contiguous space and flexible in design to serve as a central gathering space for both on-site residents and the wider neighbourhood. Local-serving retail should frame the plaza, and be located adjacent to other community serving spaces. At the rezoning stage, consideration will be given to whether the childcare can be located within the plaza or if an adjacent location or building would be more appropriate in order to meet the space and licensing requirements of both users.
- Support the public plaza with strong indoor/outdoor connections to community spaces to enable flexible programming opportunities.



Proposed plaza at Cassiar Street



Diagram above is illustrative and accessibility plans will be reviewed at the rezoning phase

2. Gateway Landing Pads

- Provide up to nine public landing pads of varying size, scale and character located at key entrance points to Skeena Terrace. These landing pads are intended to welcome people to the site, act as a transition from the broader neighbourhood and provide informal gathering space with amenities for pedestrians.
- Near the corner of Skeena Street and Lougheed Highway, a mixed-use active public space is to be integrated with the existing bus stop and City of Vancouver welcome sign. Incorporate a storm water feature marking the low point of the site that could also highlight a connection to the Still Creek watershed.

- Existing Bike Routes
- - - Future On-Street Bike Routes
- - - Shared Street (Woonerf-like)
- Multi-use Paths
- - - Public Stairs
- Pedestrian Site Approaches
- Elevator
- Active Mobility Landing Pads
(Wider Sidewalk, Seatings, Bike Racks, Garbage Cans)
- ▲ Building Entrance



3. Sixth Avenue Pedestrian Mews

- Provide a public pedestrian mews that continues the existing street grid from Cassiar Street down to Skeena Street secured by a statutory right-of-way. This should extend to the open space adjacent to Cassiar Street. Due to challenging east-west grades across the site, stairs may be required for this connection.
- Explore opportunities to integrate landscape, seating, lighting and visible storm water features into public stairs to create areas for informal gathering.

4. Neighbourhood Rooms

- Provide a network of shared courtyards referred to as 'neighbourhood rooms', framed by buildings and linked together by a public network of open space.
- These semi-private neighbourhood rooms should be highly functional with active edges, able to be personalized to reflect individual character and cultural communities, and provide diverse programming for multiple age groups. The rooms are 'backyards' for residents where children and teens are able to safely play.
- A need for openness and access to sunlight should be balanced with a desire for a sense of enclosure and identity. Explore opportunities to refine building massing to define and enclose these neighbourhood rooms through the rezoning process.



Artistic interpretation of neighbourhood room concept, courtesy of Perkins&Will

5. Play Spaces

- Provide a range of children's play experiences that weave into the community spaces at Skeena Terrace with shaded seating for caregivers, these can be located in neighbourhood rooms, on rooftops, in publicly accessible open space, and/or integrated with the design of Hermon Drive.
- Explore playground design that encourages nature-based, adventure and/or risky play.
- Design spaces for youth and teen gathering that support play and socializing for all genders, with covered areas for all-weather use.
- Consider spaces along the Hermon Drive living street as an opportunity for informal children play spaces.

6. Community Gardens

- Community gardens should be included as inclusive and welcoming spaces to where residents collaborate and learn together while stewarding land and growing food for themselves, their families, or community. Community gardens can also improve biodiversity and provide space for cultural practices, ceremony, outdoor dining and sharing of the harvest.
- Provision of community gardens is anticipated to contribute toward fulfilment of the food asset requirements of the *Rezoning Policy for Sustainable Large Developments*.



Cottonwood Community Garden,
Vancouver, BC



Image courtesy of PWL Consultants



Image courtesy of PWL Consultants

6.2.5 LEGIBILITY & ANIMATION OF PUBLIC SPACES

- Design human-scaled public spaces that are active, safe and welcoming by prioritizing accessibility, CPTED principles, and considering activities that support community gathering with adjacent building design.
- Create a comfortable relationship between public and semi-private outdoor space, and define space and transitions, through changes in elevation, urban setbacks and storm water features. Retaining walls and planters are to be stepped with grade.
- Develop a public art plan to guide commissioning and installation of public art on the Skeena Terrace site. Large sites provide an opportunity to incorporate art installations in public spaces. Locating public art in the Cassiar Street plaza is a priority for Skeena Terrace.
- Due to the significant slope of Skeena Terrace, creative design strategies may be required to maximize safety and functionality of open spaces.



Image courtesy of PWL Consultants

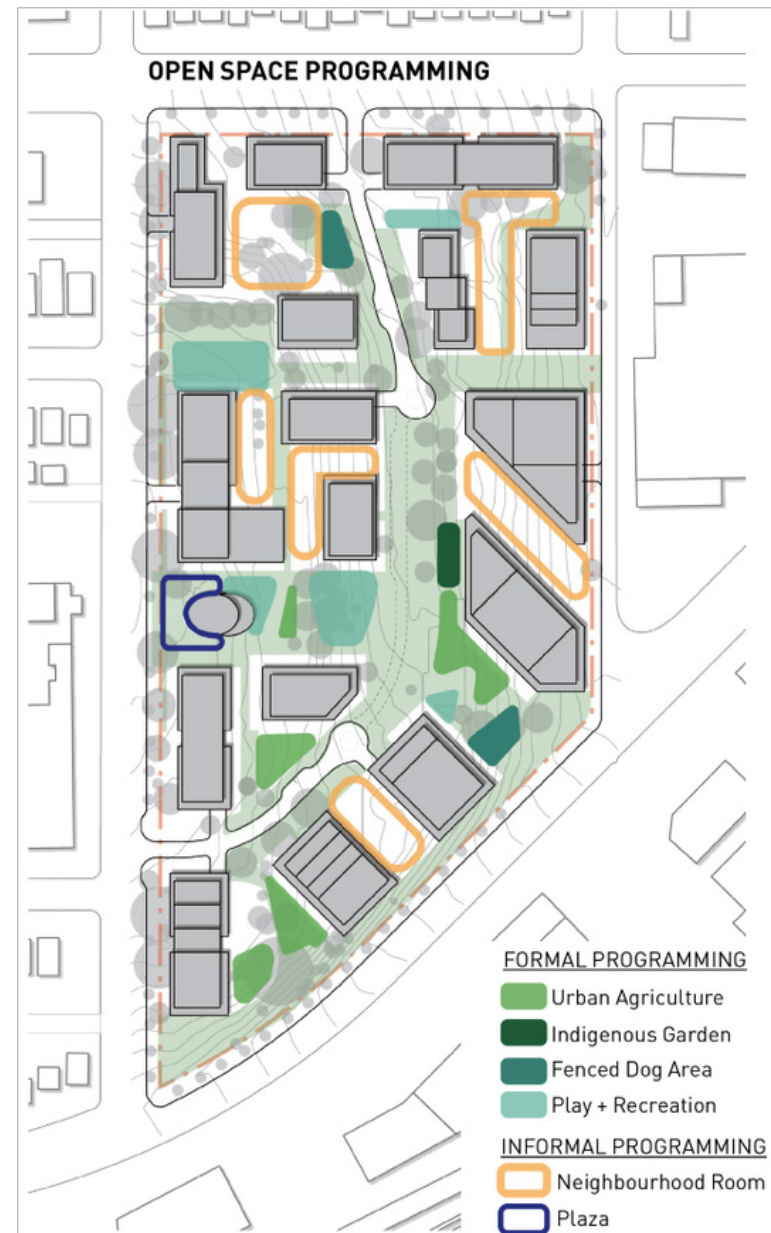


Diagram above is illustrative and open space plans will be reviewed at the rezoning phase

7. Mobility, Accessibility & Connectivity

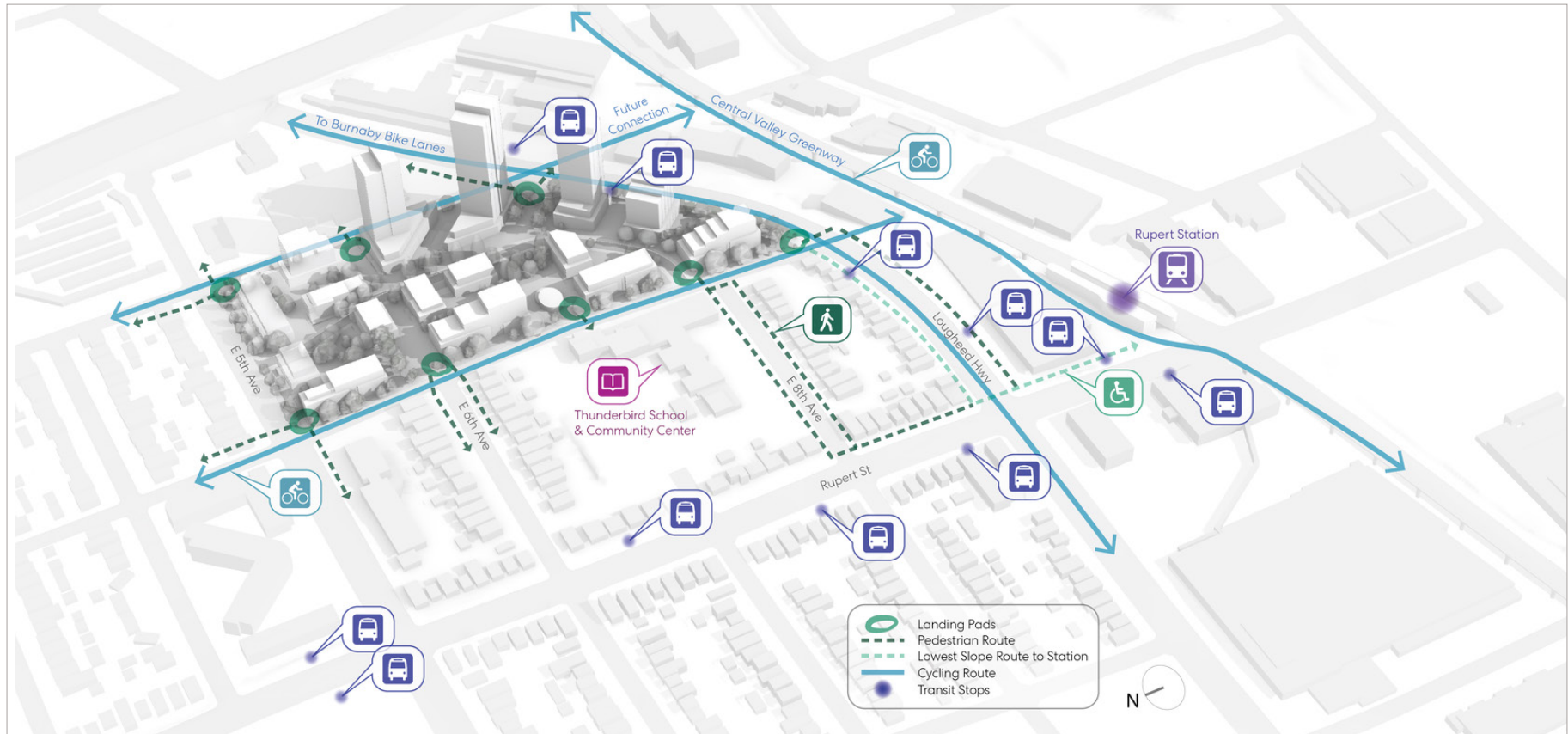


7.1 Background & Context

Accessible, active, and transit connections are at the heart of the City of Vancouver's transportation priorities. The future of Skeena Terrace will prioritize walking, rolling, and transit so that 80% of all trips are made by these modes, as described in the Climate Emergency Action Plan. Movement by these active modes will be the norm, and the site will be designed to provide an accessible, comfortable, intuitive, and interesting walking and rolling experience that integrates with the existing and future off-site networks.

The site is well located near to Rupert SkyTrain Station and the Central Valley Greenway, however access can be challenging due to gaps in comfortable walking and cycling connections. Access by foot or cycling to the broader destinations, such as the large format retail to the south, is also limited due to the nature of the nearby busy roads such as Lougheed Highway and Highway 1, the lack of crossings of the Burrard Inlet Rail corridor, and the hilly topography.

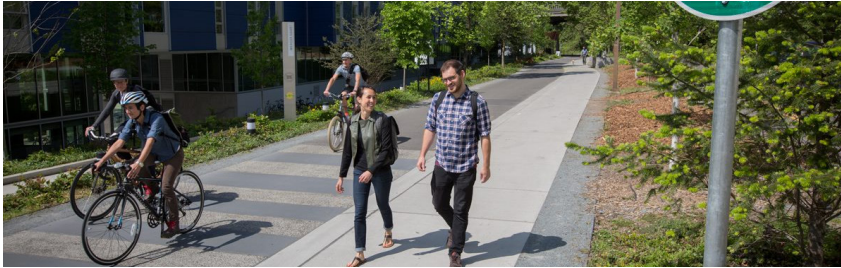
The site will be accessible to motor vehicles for pick-up/drop-off, loading, servicing, and access to underground parking. On-site vehicular traffic will be limited, and parking will be reduced by using Transportation Demand Management tools.



On and off-site mobility connections



7.2 Policies



Greenway Bicycle Trail, Burke Gilman, WA

7.2.1 STREETS FOR PEOPLE

- Prioritize comfortable and safe walking and rolling for people of all ages and abilities.
- Provide high-quality design of the pedestrian realm and streets (e.g. materials, lighting, street furniture, street trees, landscaping, signage, etc.), per the Engineering Design Manual. Use of non-standard treatments within public rights-of-way will require appropriate maintenance agreements as determined.
- Provide a Transportation Assessment and Management Study to model the trips generated by the development by all modes, to quantify the parking and loading needs, and to identify strategies to further encourage walking, cycling, and transit, while reducing vehicle use.
- Diverse ability considerations: comprehensive way-finding and accessible routes and spaces will be included to create a warm and inviting atmosphere for all residents and visitors. Further considerations could include sound-dampened areas that provide sensory respite from traffic, construction, and other signals. These design features will facilitate the use of inclusive outdoor spaces not just for travel, but also for recreational uses.

7.2.2 WALKING & CYCLING CONNECTIONS

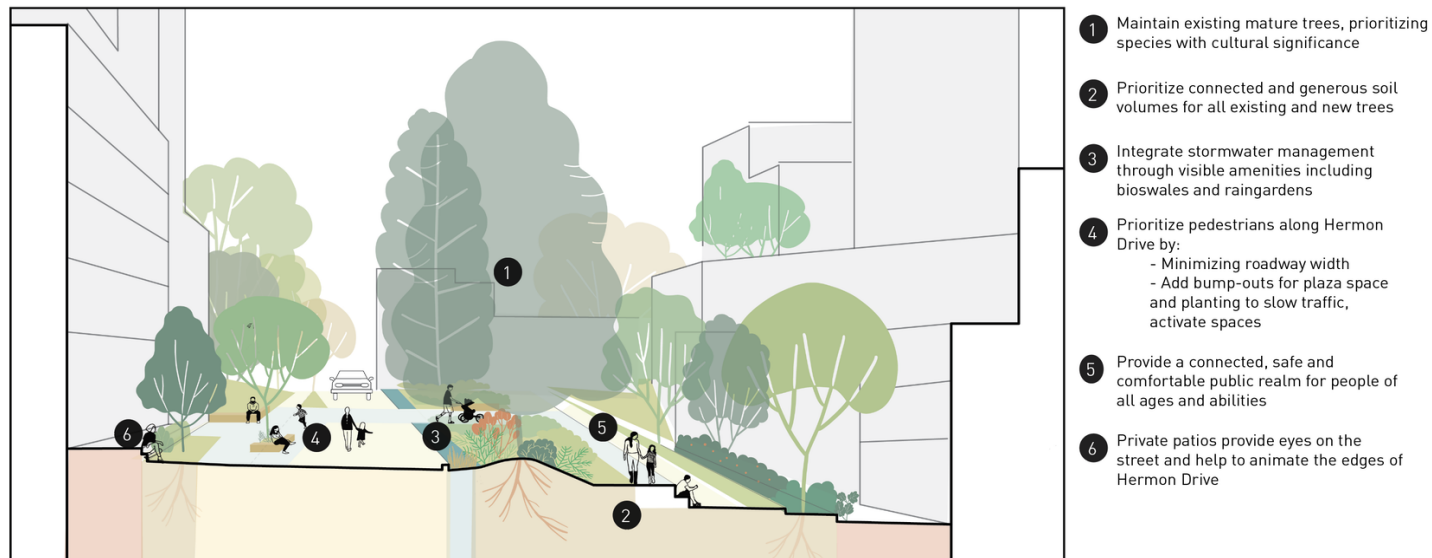
- Promote walking, rolling and biking by designing streets and public spaces that contribute to a public realm that feels interesting and safe for people of all ages and abilities to access and navigate through and surrounding the site.
- Walking and cycling connections through the site should be secured with a statutory right-of-way for public access and designed to meet the preferred characteristics of the Engineering Design Manual. For example the 6th Avenue staircase and the connection from Skeena/Lougheed to Thunderbird Community Centre.
- Provide safe and visible pedestrian crossings where the open space connection intersects with streets or bicycle paths.
- Create pathways with accessible grades, noting this can be challenging due to the site topography. Steeper grade ramps or stairs may be used for a more direct route, but a gentler-sloping pathway route should always be provided for accessibility and prioritized where possible.
- Provide clear linkages from buildings to adjacent bike paths and greenways.
- Provide space for a Public Bike Share station on private property, secured by a statutory right-of-way to the City, in a location that is in close proximity to major bike routes and important destinations.



Hermon Drive

- Design Hermon Drive as a “people-first” environment where walking, biking, resting, and socializing are the expectation. At the south and north ends motor vehicles are still allowed, but should have a purpose for being there (e.g. access to homes or driveways, pick-up/drop-off, providing services, deliveries); not just passing through.
- Design the central section as a living street, inspired by the Dutch “woonerf.” Key design features include: fewer than 100 vehicles per day, a curbsless cross section, meandering vehicle travel path, limited curbside uses for accessible passenger pick-up/drop-off, deliveries, and emergency vehicles. Public space features for walking, staying, and playing should be prioritized over vehicle movement.
- Walking pathways should seamlessly integrate into the living street section of Hermon Drive creating a continuous walking experience.
- Provide gateway treatments at either end of the living street section to clearly distinguish this environment as being different from the regular street. This will require cul-de-sac(s) and a raised driveway entrance or mountable curb to accommodate the one-way living street with very low vehicle volumes. Cul-de-sacs should be designed with a curb-to-curb diameter of 15m in site concepts. Ensure accessibility treatments are incorporated so people with visual impairments can navigate from the shared roadway back to the sidewalk.
- In the portions of Hermon Drive that are not a living street, aim for minimizing vehicle volumes and using traffic calming features to promote lower speeds.

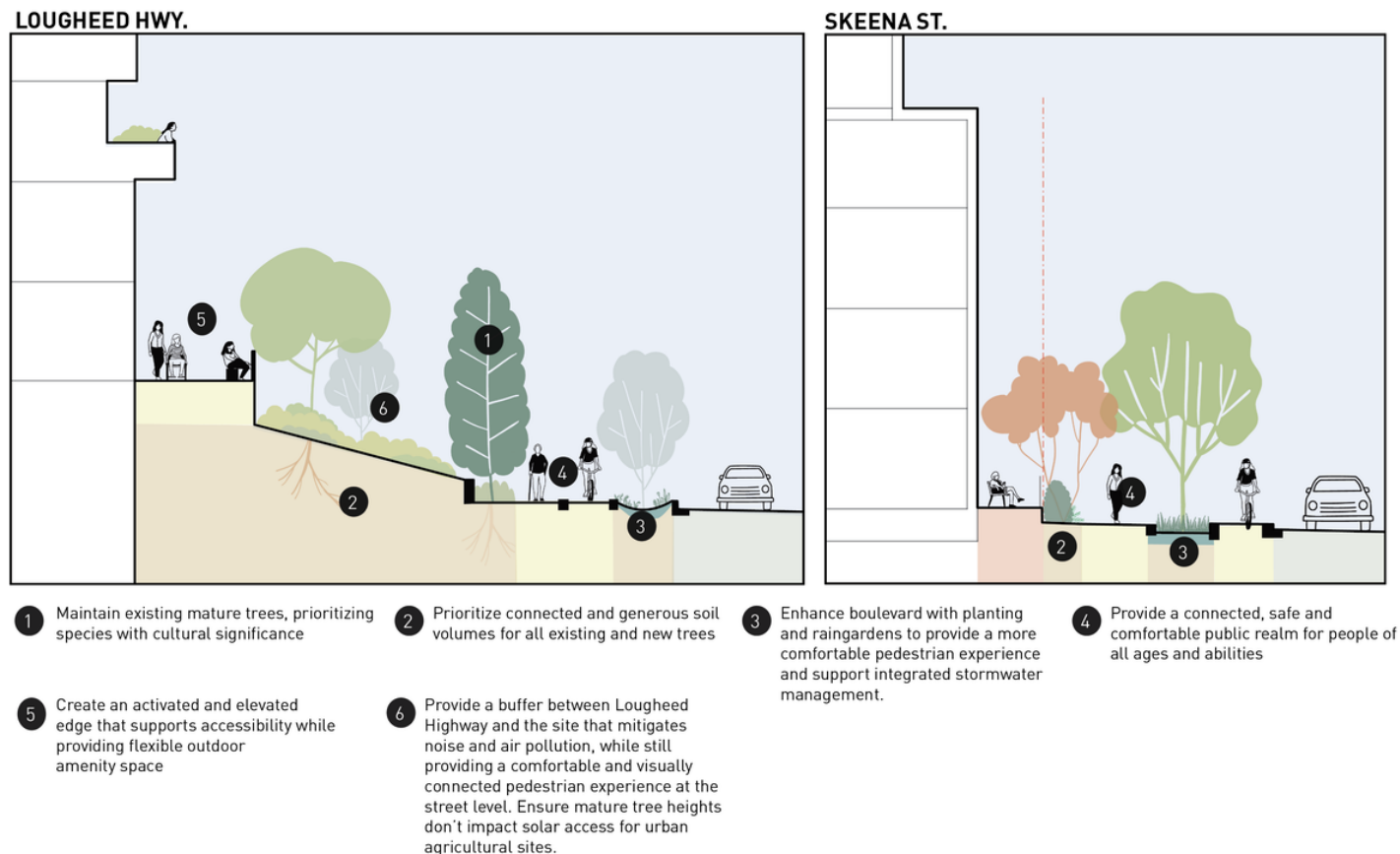
HERMON DR.



- Skeena Street presents an opportunity for a north-south greenway connection to the broader cycling network, this will be further defined in the Rupert Renfrew Station Area Plan.
- Parkade driveways may be located on Skeena Street to take advantage of the site topography. Protected cycling infrastructure should be provided from the parkade driveway entrances to the intersection with Lougheed Highway.
- Skeena Street will be enhanced as a 'blue-green' street that may include green rainwater features and enhanced pedestrian and/or cycling amenities.

Lougheed Highway

- Create a comfortable walking environment with buffer spaces from traffic.
- Secure a right-of-way to allow for the introduction of a future unidirectional protected bikelane on the north side of Lougheed along the site frontage to meet the requirements set out in the Engineering Design Manual. Details of this work will be confirmed through the Rupert Renfrew Station Area Plan.



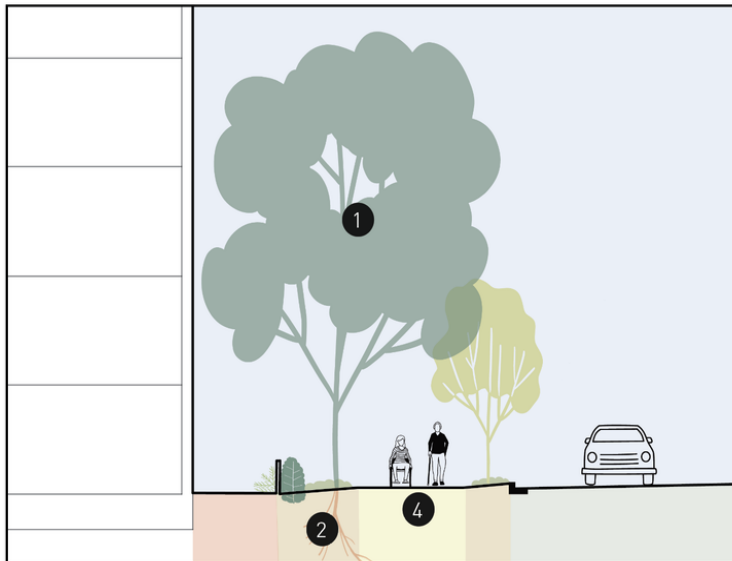
Cassiar Street

- Improve Cassiar Street frontage to provide an enhanced pedestrian realm with frequent invitations into the site and permeable green rainwater infrastructure opportunities, where feasible.
- Driveway crossings should be avoided on Cassiar Street to preserve the public realm and avoid chasing downward grades into the site.
- Improve safety and comfort for people crossing Cassiar Street to access the school and community centre, potentially bulging and raising a new mid block crossing between the school/community center and the daycare /plaza on the Skeena site.
- Intersection improvements at Cassiar Street and Hermon Drive will be required to improve pedestrian safety at this offset intersection.
- Provide a signalized crossing for Lougheed Highway at Cassiar Street to improve safety and comfort, particularly when accessing the Rupert SkyTrain station.

East Fifth Avenue

- Improve the pedestrian experience along 5th Avenue including shortening crossing distances at intersections.
- Provide green rainwater infrastructure along property frontages in public right-of-way, where feasible, along 5th Avenue.

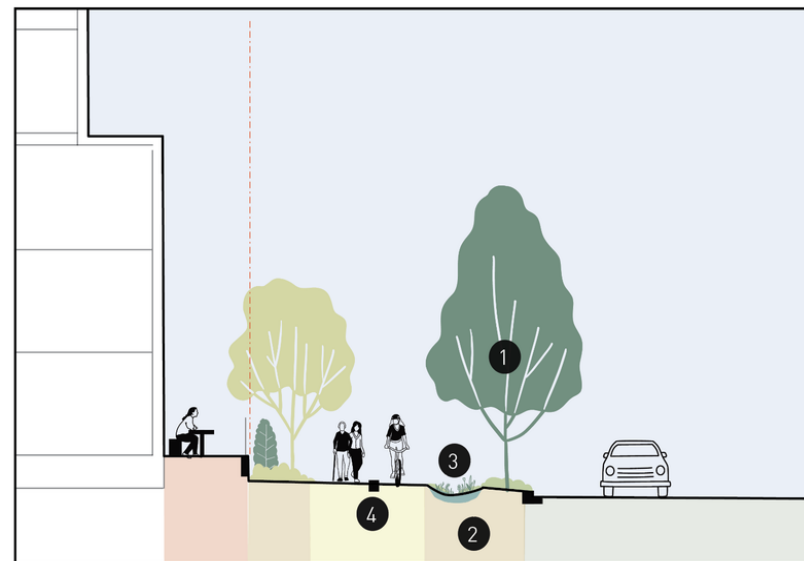
CASSIAR ST.



1 Maintain existing mature trees, prioritizing species with cultural significance

2 Prioritize connected and generous soil volumes for all existing and new trees

5th AVE.



3 Enhance boulevard with planting and raingardens to provide a more comfortable pedestrian experience and support integrated stormwater management.

4 Provide a connected, safe and comfortable public realm for people of all ages and abilities



7.2.4 TRANSIT IMPROVEMENTS

- Ensure excellent walking and cycling access to the bus stop at Lougheed Highway and Skeena Street, and to Rupert SkyTrain Station.
- Improve amenities at the Lougheed Highway and Skeena Street transit stop with weather protection, street trees to provide shade, seating, lighting, litter receptacles, and information such as wayfinding signage to welcome people into the site.



Stock image

7.2.5 PARKING & LOADING

Bike Parking

- Design buildings that prioritize and encourage “all ages and abilities” cycling by providing convenient access to interior bike storage; eliminating the need to go through parkades; providing bike parking on ground level or no lower than parkade level 1; and providing wider aisles and hallways for cargo bikes and trailers and enhanced end of trip facilities.
- Ensure that there are convenient and secure long-term and short-term bike parking opportunities for residents and people visiting the neighbourhood.

Loading & Servicing

- Commercial loading and servicing shall be contained on-site and not impact or rely on use of City streets for either servicing or maneuvering.



Vancouver, BC



Motor Vehicles

- Motor vehicle access should be located and designed to minimize impact on pedestrians, mobility aid users, cyclists, public open spaces, parks, or streets.
- The number of locations and widths of driveway crossings should be minimized and shared as much as possible. Driveways should be located on the downhill side of buildings to take advantage of grades and ramp efficiencies.
- A comprehensive parking and loading study will be required at the rezoning stage to address parking and loading needs on-site, in accordance with Transportation Demand Management tools. The provision of on-site parking should reflect the >80% sustainable mode share, and current/future residents.
- Parking spaces constructed to serve residents shall be unbundled from the residential units and available for rent to meet the changing needs of residents over time. Residents will have the option of renting parking spaces at an additional cost, and would, thus, experience a cost savings if they opt not to rent parking.
- Off-street parking may be a shared, district resource. Design parkades to be shared and not tied to residents of specific buildings. This should be reflected in the site design, e.g. elevators to parkades may be located in communal spaces to enable neighbourhood-scale access. District parking can enable a number of site enhancements, including: reducing the overall number of parking spaces; reducing construction costs to improve affordability; reducing excavation and groundwater impacts; supporting a car-free lifestyle by separating the cost of housing from the cost of parking; reducing the number of parkade entrances and potential conflicts; and preparing for a future of increased autonomous vehicles, shared fleets, and reduced private vehicle ownership.
- On-street curbside spaces should prioritize pick-up and drop-off by taxis/ride-hailing, car-share vehicles, public bike shares, other shared mobility services, and loading for smaller delivery and service vehicles (e.g. parcel/food delivery) before private automobile parking.



Stock image

8. Sustainability & Infrastructure



8.1 Background

Established City of Vancouver policies ensure all new large developments integrate high levels of sustainability measures on-site. These policies align with the Climate Emergency Action Plan which identifies strategies to cut carbon pollution in half by 2030 and to be carbon neutral before 2050. This means large developments such as Skeena Terrace must prioritize green transportation options and design low-carbon buildings on the site. Other important city-wide strategies work to ensure everyone has access to nature, clean water and local food.

Skeena Terrace is required to meet or exceed the requirements under the *Green Building Policy for Rezoning* and the *Rezoning Policy for Sustainable Large Developments*. Site and building design should factor in expected climate change impacts, including wetter winters, drier summers, and an increase in poor air quality events due to wildfires.

An integrated rainwater management strategy is expected to encourage green infrastructure infiltration, preserve rainwater as a resource, and ensure baseflow recharge to the adjacent Still Creek to support downstream fish habitat. This policy aligns with the City's Integrated Rainwater Management Plan, Rain City Strategy, Groundwater Management Bulletin and the Still Creek Rehabilitation and Enhancement Plan. Skeena Terrace is located adjacent to the Still Creek watershed with a portion of the development vulnerable to overland flood hazards. Therefore, mitigation measures should be incorporated to ensure the development is resilient to flood hazards, and sustainable into the future.

Rainwater and Groundwater Management Approaches

- Visible rainwater features will be provided throughout the site as a key concept of open space design. A central rainwater feature will be provided that connects the new plaza at Cassiar Street to the low point of the site at Lougheed Highway and Skeena Street to maximize infiltration and recharge to Still Creek. The integrated rainwater management strategy will focus on green infrastructure infiltration approaches and treating rainwater as a resource. Innovative technologies may be explored to reuse the rainwater on-site.
- Groundwater at the site should be managed in a way that preserves groundwater contribution to Still Creek baseflows, which supports salmon. As such, the extent and construction of the underground parking structure located below the high groundwater table should aim to minimize the interception and diversion of groundwater into the sewer system to maintain more natural groundwater levels around the site. Another tactic in managing and protecting groundwater is facilitating the infiltration of rainwater, which will support groundwater recharge.



8.2 Policies

8.2.1 GREEN BUILDINGS

- All new buildings will meet or exceed the green building standards identified in the *Green Building Policy for Rezoning* or other applicable policy, at the time of building design (Development Permit application).
- Consider how site-wide approaches or individual buildings can be designed to utilize 100% renewable energy or achieve zero emissions.
- Buildings should visually express green elements as well as embody green building and passive design features such as green roofs and terraces, rooftop gardens, rainwater capture and storage, trees and plantings on upper levels and balconies, green walls and supports for vertical plant growth. These features should be integrated so as to enhance the overall passive and rainwater management performance of the buildings.

8.2.2 SUSTAINABLE LARGE DEVELOPMENTS

- Skeena Terrace will meet or exceed the requirements identified in the *Rezoning Policy for Sustainable Large Developments*, to be determined at rezoning.
- Skeena Terrace will meet the sustainable food systems requirements of *Rezoning Policy for Sustainable Large Developments* by replacing and enhancing the existing community kitchen and community gardens, as described earlier. A third food asset will be determined at the time of rezoning.



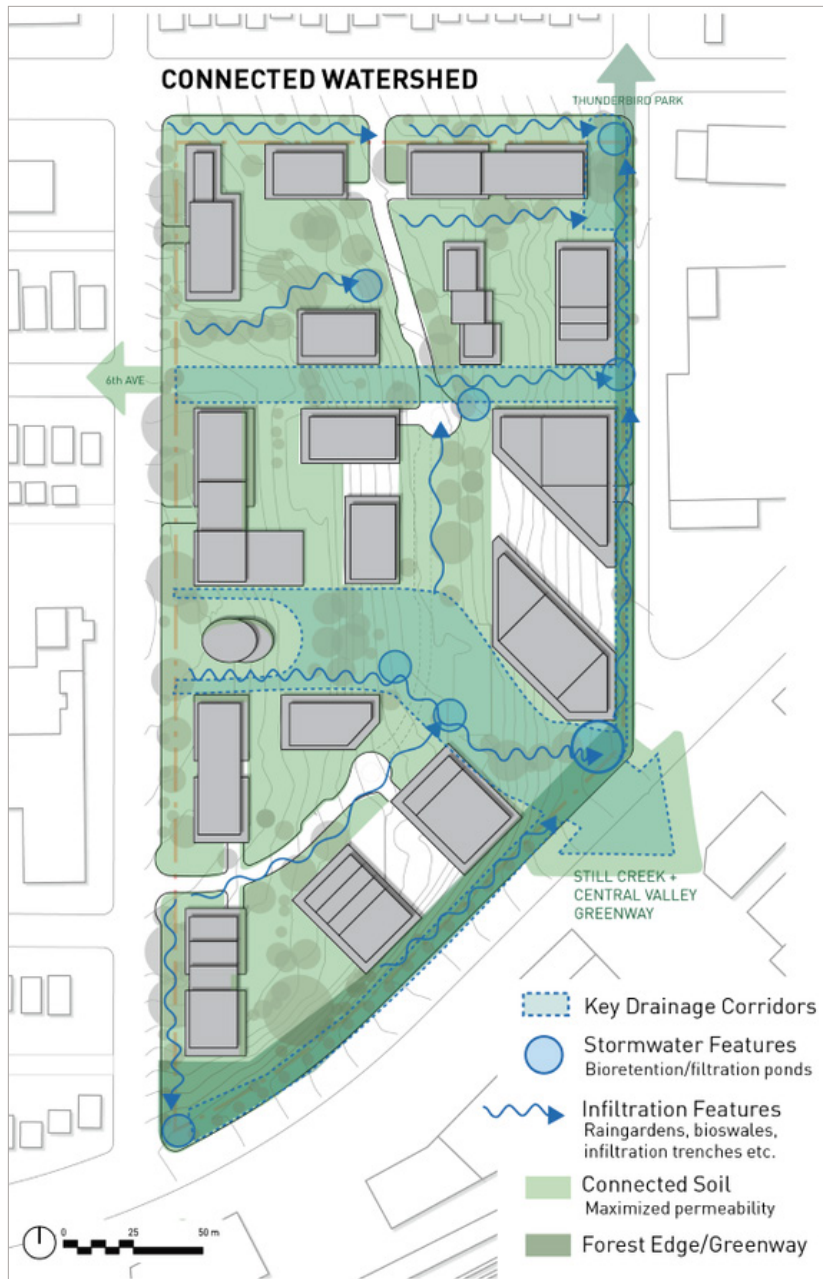
First two images: South Vancouver Family Place - Growing Eden Garden, Vancouver, BC

Above: False Creek, Vancouver, BC



8.2.3 RAINWATER AND GROUNDWATER MANAGEMENT

- Explore opportunities for district-scale rainwater management approaches.
- Incorporate green roof technologies where possible to enhance open space, reduce stormwater volume, and mitigate the heat island effect.
- Parkades should be limited in size and set back to align with the building face and provide space for rainwater infiltration, as well as new and retained trees.
- Green rainwater management strategies will also be incorporated in right-of-way improvements, as feasible, to treat runoff from highly-polluting road surfaces and to provide visual interest for pedestrians and cyclists.
- New development (including underground parking structures) will manage groundwater on-site in accordance with the *Groundwater Management Bulletin*.
- Provide a hydrogeological study of the site, including investigation and analysis of groundwater and soil conditions that may affect the development, with the rezoning application.



Connected watershed site plan is illustrative and plans will be reviewed at the rezoning phase



8.2.4 FLOOD MANAGEMENT

- In response to the Still Creek current and future flood risk, individual development sites may need to incorporate flood hazard resilient design through additional drainage management features.
- Where underground parking structures are exposed to flood hazard, additional considerations to prevent water ingress into parkade entrances through site grading or by incorporating flood gates, may be required.

8.2.5 UTILITIES & SERVICING

- Ensure that existing utilities, including adjacent and off-site water, sanitary and stormwater mains, street lighting, and third party utilities are reviewed and upgraded as necessary, at no cost to the City, to meet the City's Engineering Department criteria for capacity and servicing.
- Design and construct all new utilities incidental to servicing the site, at no cost to the City, within proposed road network or statutory rights-of-way.
- Provide all electrical services (including all third party utilities) on private property, without relying on space within streets or the public realm.
- The existing stormwater and sanitary sewer on East 5th Ave may need to be redirected and the future tie-in point should be studied to ensure net impact on the service level of the City's sewer system.
- The proposed development may trigger capacity upgrades to the City's Skeena Cornett Road pump station. The cost for upgrading the pump station will be shared with the developer once it is confirmed at the rezoning stage.



Above: stock image



Above: images from City of Vancouver archives



9. Illustrative Design Concepts





Illustrative aerial view looking southeast





Illustrative view looking northeast from the corner of Cassiar Street and Lougheed Highway

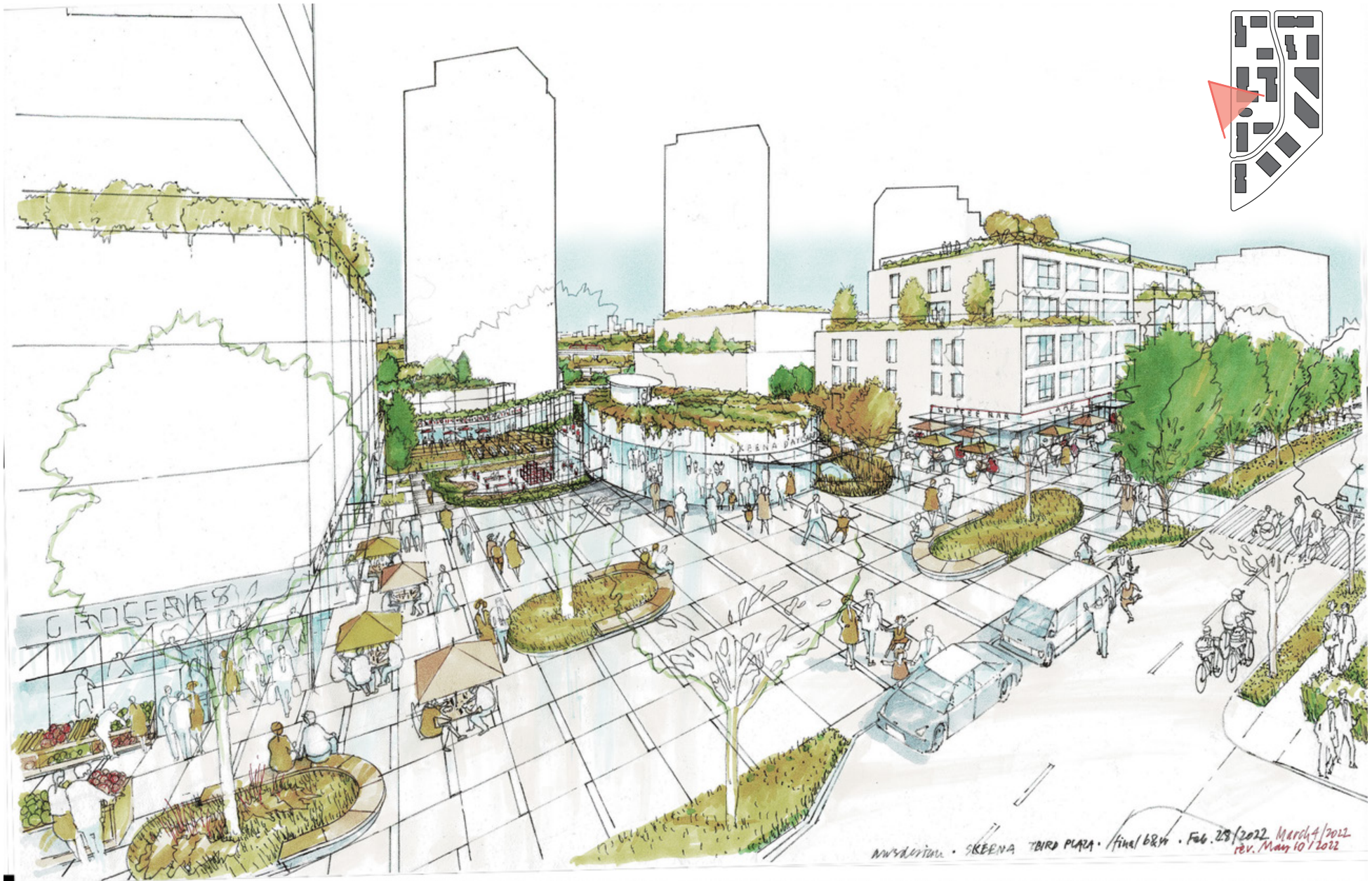
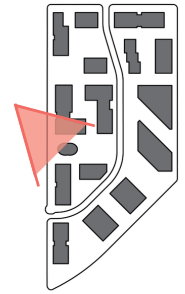




Rev. May 11/22 March 3/2022 G. Anderson - SLEEPING TERRACES - 5TH & HERMON - Final - 3/1/22

Illustrative view looking south to Hermon Drive





Illustrative view looking southeast from Cassiar Street, toward the Plaza





Annotated Site Concept Plan





Optimum heights diagram (optimum heights are in storeys. See section 5.2.2 for policies relating to building variety and design.)

Special Thanks

SKEENA TERRACE STAFF TECHNICAL TEAM

Sarah Crowley, Yardley McNeill, Cynthia Lau, Derek Robinson, Angele Clarke, Kelsey-Rae Russell, Paul Cheng, Jordan Lypkie, Catarina Gomes, Lysa Morishita, Mike Zipf, Carven Ma, Lisa Brideau, Sarah Sutton, Sean Tynan, Andrea Haber, Caitlin Doward, Alina Maness, Julie Larsen, Alisha Masongsong, Kirsten Langan, Annie Mauboules, Eric Zhu, Stephanie Chua, Neal Wells, Phillipa Gumley, Dan Garrison, Jason Olinek, Kirsten Robinson, Paul Krueger

APPLICANT TEAM AND EXTERNAL CONSULTANTS

BC Housing, Perkins&Will, PWL Partnership, MODUS, Level Playing Field, Bunt & Associates, Livable Cities Planning Ltd., Binnie

TENANTS

Skeena Terrace Tenants & members of the Tenants Association

STAKEHOLDERS

Thunderbird Community Centre, Thunderbird Elementary School, Hopehill (formerly Beulah Garden Homes), Hastings Sunrise Community Policing Centre (HSCPC), Vancouver Coastal Health (VCH), BC Non-Profit Housing Association (BCNPHA), Aboriginal Housing Management Association (AHMA), Community Impact Real Estate (CIRES), Disability Alliance BC, Hey Neighbour! Collective - Simon Fraser University (SFU), City of Vancouver Advisory Committees

Skeena Terrace
Tenant Population Summary

Existing Units

Skeena Terrace is home to approximately 600 people who live in 230 units. There is a range of household sizes who live in unit types including studios for single person households, up to five bedroom units for large families.

Unit Type	Number of Units
Studio	20
1-bedroom	47
2-bedroom	70
3-bedroom	69
4-bedroom	17
5-bedroom	7

Existing Rents

Tenants at Skeena Terrace pay monthly rent that is not more than thirty per cent of their household income. Rents range from less than \$400 per month to over \$1,600 per month.

Monthly Rent	Number of Units
\$0 - \$400	48
\$401 - \$800	119
\$801 - \$1,200	31
\$1,201 - \$1,600	13
\$1,601 +	7

Existing Tenancy

Skeena Terrace is home to people who have lived here for a range of years, from households who just recently moved to the community, to households who have lived on site for up to forty-five years.

Length of Tenancy	Number of Households
5 years or less	88
6 to 15 years	92
16 to 30 years	33
31 to 45 years	5

Tenants will be protected and supported under the Tenant Relocation and Protection Policy throughout the process through measures such as ongoing tenant communication and project updates, assistance with moving expenses, providing Right of First Refusal to return to a new unit on site, and all other applicable requirements outlined in the policy.

SKEENA TERRACE

Planning Process

TENANT, STAKEHOLDER AND PUBLIC ENGAGEMENT SUMMARY



INTRODUCTION



The City, of Vancouver (the “City”), at the request of BC Housing, the applicant, is creating a Policy Statement to guide future redevelopment of this 4.4 hectare (10.8 acre) site at Skeena Terrace, located at 2298 Cassiar Street. The policy will include principles and objectives on land use, density, height, tenant-first engagement, housing affordability, transportation and mobility, sustainability, and development phasing.

This engagement summary provides an overview of a collaborative consultation process undertaken by the City staff, BC Housing and a consultant team to engage Skeena Terrace tenants, the Hasting-Sunrise community, stakeholders, and the broader public in the advancement of the planning process, including formulation and refinement of guiding principles, policies and a preliminary design concept.

TIMELINE

WINTER 2021

January 26, 2021

In January 2021, BC Housing notified each tenant of the plans for redevelopment and upcoming opportunities for engagement on the future of the site.

SPRING 2021

April 2021

BC Housing surveyed the existing tenant community to understand their values, concerns, and desires for the site. The survey was distributed on-site, with boards, brochures and posters detailing project information made available in common areas at Skeena Terrace.

SUMMER 2021

June - July 2021

In June 2021, the City and BC Housing launched tenant, stakeholder and public engagement processes to introduce the planning process and eight draft guiding principles. A survey was available online from June 18-July 23, 2021, and an in-person event was held at Skeena Terrace from July 22-24, 2021, with both City and BC Housing staff present. Hardcopy surveys were provided to tenants.

FALL 2021

September - November 2021

BC Housing and City staff met with the Skeena Terrace Tenants Association to discuss the redevelopment process and timeline, the draft Guiding Principles and future engagement and concept planning processes. The Tenants Association advised on the best ways to engage with and support tenants through the design process.

WINTER 2022

January 2022

BC Housing gathered tenant input to inform the draft design concepts via tenant engagement workbooks. Following this, City staff and BC Housing also engaged a range of stakeholder groups and subject-matter experts on the draft design concepts in a multi-day charrette process.

SPRING 2022

March to May 2022

The City ran an online survey from March 14 to April 11, 2022 to gather public feedback on the site design concept, and received 157 responses. Meanwhile, BC Housing distributed the same survey to tenants and additional comments from tenants and community members were received during in-person events held at Skeena Terrace on April 6 and 9, 2022. City staff attended both events.

To conclude the engagement process for this phase, the City met with a number of community stakeholders and advisory committees to gather feedback on the design concept and accompanying policy statement for the site.

TENANT NOTIFICATION AND ENGAGEMENT

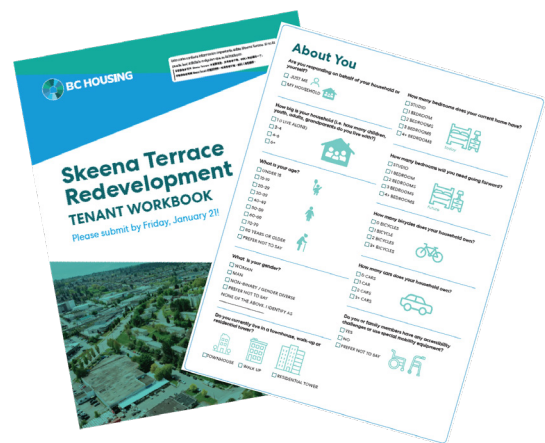
Led by BC Housing

The Skeena Terrace planning process was launched in January 2021. The planning process included several phases of tenant, stakeholder and public engagement, carried out between January 2021 and May 2022. The engagement approach was collaborative, with BC Housing leading tenant engagement, and the City of Vancouver leading public engagement. Outreach to tenants and the public occurred online, in-person and by mail.

On January 26, 2021, BC Housing distributed a letter to each household at Skeena Terrace that notified them about the planning process for the future redevelopment of the site, and a Frequently Asked Questions (FAQ) document that outlined important information including how BC Housing would endeavour to protect tenants and minimize impacts to them throughout the process.

Engagement strategies included several on-site events at Skeena Terrace, brochures and posters on-site, meetings with community stakeholders and subject matter experts, and tenant surveys administered by BC Housing.

BC Housing - Tenant Survey



Additional tenant communication/events included:

- Meetings with the Skeena Terrace Tenants Association (2021-2022)
- Ice-cream pop up engagement event (Summer 2021)
- Children's colouring package (Summer 2021)
- Video of tenant protections during redevelopment (online since March 2022)
- In-person information sessions with tenants (April 2022)

Please refer to BC Housing's tenant engagement summary for more information on their process and outcomes.

STAKEHOLDER ENGAGEMENT

Collaboratively led by the City and BC Housing

Since Summer 2021, City staff and BC Housing's team have engaged with community stakeholders and subject matter experts on a vision for the site. The stakeholder groups that expressed an interest in the project and who have been engaged to-date include:

- Thunderbird Community Centre
- Thunderbird Elementary School
- Hopehill (formerly Beulah Garden Homes)
- Hastings Sunrise Community Policing Centre (HSCPC)
- Vancouver Coastal Health (VCH)
- BC Non-Profit Housing Association (BCNPHA)
- Aboriginal Housing Management Association (AHMA)
- Community Impact Real Estate (CIRES)
- Disability Alliance BC
- Hey Neighbour! Collective - Simon Fraser University (SFU)

Should Council adopt the Policy Statement, the team will continue to connect with these stakeholders and other relevant organisations as the project progresses during the rezoning process.



CITY OF VANCOUVER ADVISORY COMMITTEES

Led by the City

During Spring 2022, City staff reached out to a number of City of Vancouver Advisory Committees. The Committees that contacted by City Staff included:

- People with Disabilities Advisory Committee
- Urban Indigenous Peoples Advisory Committee
- Racial and Ethno-Cultural Equity Advisory Committee
- Children, Youth and Families Advisory Committee
- Seniors Advisory Committee
- Urban Design Panel
- Women's Advisory Committee*
- Renters Advisory Committee*

Should Council adopt the Policy Statement, the team will continue to connect with these Advisory Committees and other relevant organisations that express an interest in this project if an application progresses to the rezoning process.

*Advisory Committees who were contacted, but were unavailable for meetings during this phase.

PUBLIC ENGAGEMENT


Led by the City

Public engagement was primarily carried out through two online surveys which the City provided on the Shape Your City website platform. These surveys were embedded within the broader engagement process, and to ensure a coordinated approach, BC Housing distributed hardcopy surveys on-site to tenants during the City's online public engagement periods. The results outlined in the remainder of this summary report reflect combined data from the City and BC Housing, unless otherwise stated.

The City's online Shape Your City platform

Skeena Terrace Planning Program

[f](#)
[t](#)
[in](#)
[v](#)



About Skeena Terrace

Skeena Terrace is located on the unceded traditional territories of the xʷməṣkʷəy̓əm (Musqueam), Sḵwəwú7mesh (Squamish), and sálilwəṭ7 (Tsleil-Waututh) Nations. It is 10.8-acres in size, located in the Hastings Sunrise neighbourhood and is bound by East Fifth Avenue (North), Lougheed Highway (South), Cassiar Street (West), and Skeena Street (East).

Completed in the 1960s, Skeena Terrace was one of Vancouver's original social housing sites and is operated by BC Housing. There are approximately 600 tenants currently residing on site in 232 units. Due to the age of the existing buildings and infrastructure, which require extensive and ongoing repairs, BC Housing approached the City to explore how the site could be redeveloped to best meet the needs of current and future tenants.

Redevelopment will provide an opportunity to increase the number of affordable housing units on site as well as consider new community-serving spaces. It is anticipated that the redevelopment will be realized through a 12-18 month Planning Process, culminating with a policy statement presented to City Council for consideration, with opportunities for public and stakeholder engagement throughout.

Project Timeline

- Background Phase**
 Background research, develop community engagement process and BC Housing led early tenant outreach.
- Phase 1: Launch and Listen**
 Launch of Planning Program and seek input on draft Guiding Principles.
- Phase 2: Collect, Consider and Design**
 Refine draft Guiding Principles based on tenant, public and stakeholder feedback and begin early development of site concepts.
- Phase 3: Design and Refine**
 Confirm Guiding Principles and present site design concept into a policy statement.
- Report to Council**
 Complete Planning Program and present policy statement to Council for consideration.
- Rezoning**
 If approved by Council, a rezoning application will be submitted by BC Housing in 2022. Further refinement of the site design will occur at the rezoning phase.

KEY FINDINGS

The need for affordable housing and housing oriented towards families and seniors was a reoccurring theme throughout the engagement process.

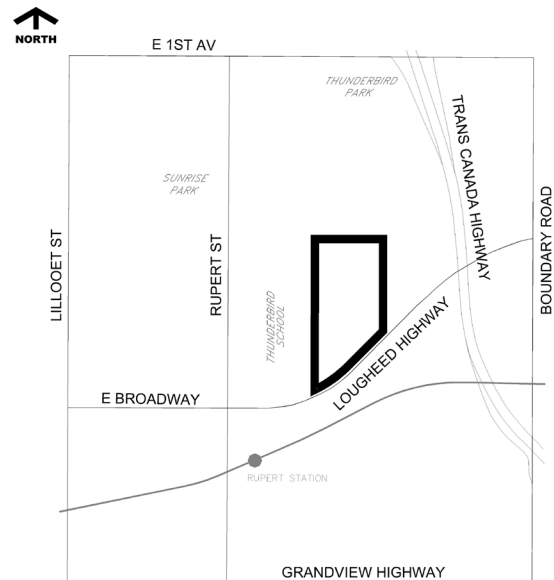
There was strong support for a tenant-first approach to engagement and for enhancing sustainability and building resilience to climate change through site and building design. The inclusion of local-serving retail, childcare and space for tenant or community-led programming and gatherings was also well-received.

Respondents had somewhat divergent views on how much density is appropriate for the site; however the majority of comments received expressed a desire for increased density in order to deliver more affordable housing options. With few exceptions, heights were generally found to be appropriate, particularly given the site's close proximity to two SkyTrain stations, and the City's upcoming Rupert Renfrew Station Area Plan.

NOTIFICATION

In addition to events held on-site at Skeena Terrace during the survey periods, approximately 1,200 notification postcards per survey were distributed by the City. The postcards provided information about the online surveys and were distributed within the neighbouring area to coincide with the periods that the guiding principles and design concept survey were active.

Both surveys were also advertised on multiple social media platforms, including the City of Vancouver's official Facebook, Twitter, and Instagram accounts. Additional project information accompanying the survey was provided on the Shape Your City Vancouver platform (shapeyourcity.ca/skeena-terrace).



NOTIFICATION
DISTRIBUTION AREA

ENGAGEMENT REMINDER

Skeena Terrace, 2298 Cassiar St

Learn more on the Shape Your City website
Online Feedback Period: Until July 23, 2021

ABOUT THE PROJECT

Skeena Terrace is a 10.8-acre site located in the Hastings Sunrise neighbourhood. Completed in the 1960s, Skeena Terrace was one of Vancouver's original social housing sites and is operated by BC Housing. Due to the age of the existing buildings and infrastructure, which require extensive and ongoing repairs, BC Housing approached the City to explore how the site could be redeveloped to best meet the needs of current and future tenants via a comprehensive Planning Program.

LOCATION

WE WANT TO HEAR FROM YOU

We are seeking your feedback as we develop a vision for Skeena Terrace. Please fill out our online survey to provide feedback on the project's draft Guiding Principles. It will take approximately 5-10 minutes to complete and is open for your input until Friday, July 23.

1. VISIT OUR WEBSITE
<https://shapeyourcity.ca/skeena-terrace>

SCAN HERE:
(using camera function)

2. COMPLETE SURVEY

3. FEEDBACK PERIOD CLOSING JULY 23

Contact:
Sarah Crowley
Rezoning Planner
604.873.7455/skeenaterrace@vancouver.ca

Guiding Principles Survey notification postcards were mailed out on or around July 5, 2021

ENGAGEMENT REMINDER

Skeena Terrace, 2298 Cassiar St

Learn more on the Shape Your City website
Online Feedback Period: Until April 11, 2022

PROJECT UPDATE

In the summer of 2021, the City of Vancouver asked for your feedback on the Guiding Principles for the Skeena Terrace Planning Program. Since then, we have analysed the responses we received, and thank those who participated. We are now entering the design phase of the Planning Program and would like your feedback on the proposed design concept for Skeena Terrace. Please visit our website and survey to participate: shapeyourcity.ca/skeena-terrace

DRAFT SITE DRAWING

WE WANT TO HEAR FROM YOU

We are seeking your feedback on the draft design concept for Skeena Terrace. Please fill out the online survey to provide feedback. It will take approximately 5-10 minutes to complete and is open for your input until April 11, 2022.

1. VISIT OUR WEBSITE
shapeyourcity.ca/skeena-terrace

SCAN HERE:
(using camera function)

2. COMPLETE SURVEY

3. FEEDBACK PERIOD CLOSING APRIL 11

Contact:
Sarah Crowley
Rezoning Planner
604.873.7455/skeenaterrace@vancouver.ca

Draft Design Survey notification postcards were mailed out on or around March 14, 2022

GUIDING PRINCIPLES SURVEY

June 18 - July 23 2021 - Survey published online

July 22 - 24, 2021 - in-person event held at Skeena Terrace

In June 2021, the City and BC Housing launched a survey to gather feedback on eight draft Guiding Principles for Skeena Terrace, which were developed based on prior engagement in the Spring of 2021.

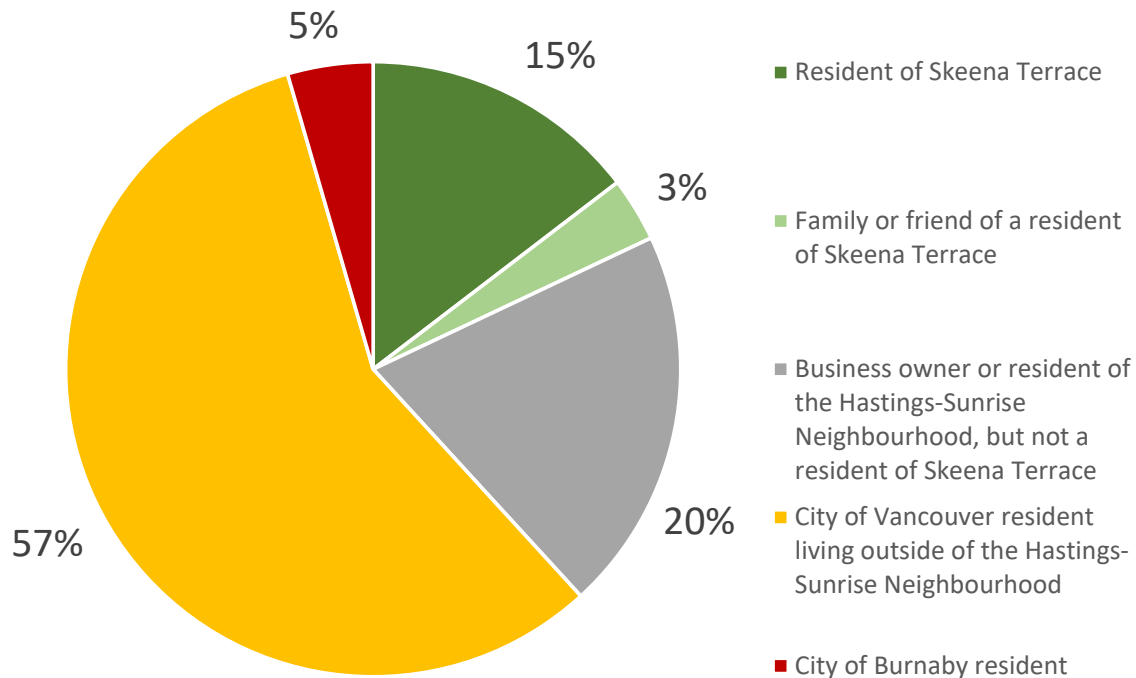
The Guiding Principles survey was available on the City's Shape Your City platform from June 18-July 23, 2021, and an in-person event was held at Skeena Terrace from July 22-24, 2021, with both City and BC Housing staff present.

Hardcopy surveys were provided to tenants, and BC Housing's website also linked to the City's online survey. The City received a total of 181 responses from tenants and the community, and BC Housing received 27 responses from tenants.

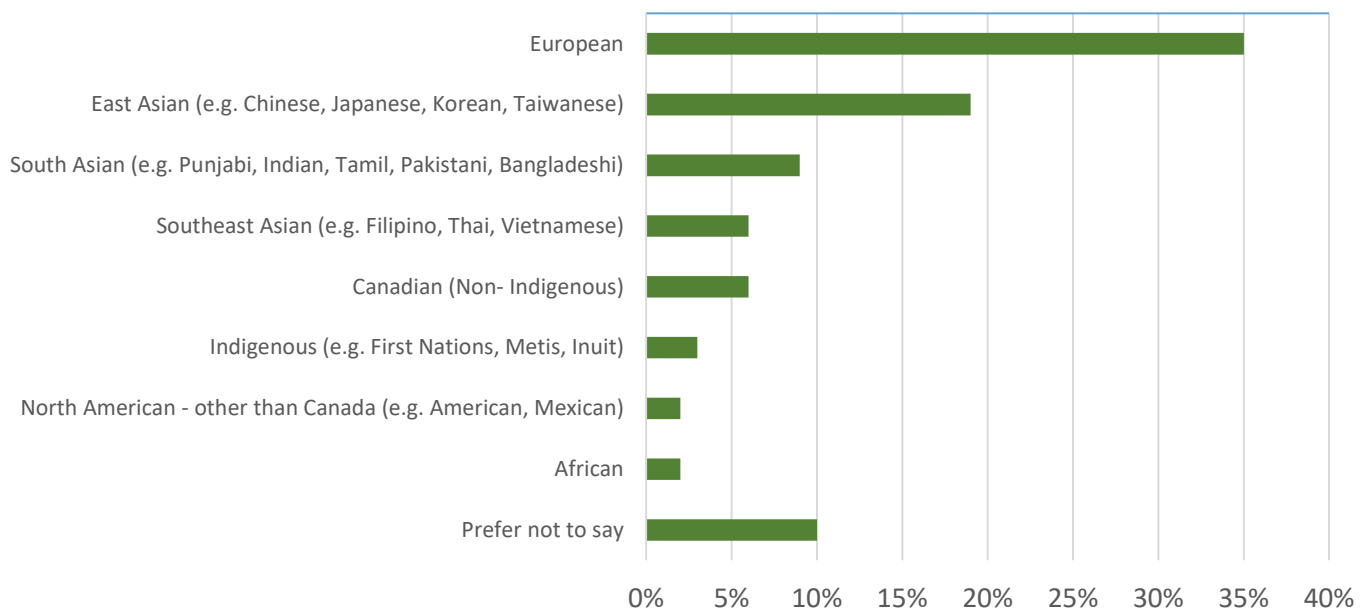


DEMOGRAPHICS*

Respondent connection to Skeena Terrace:

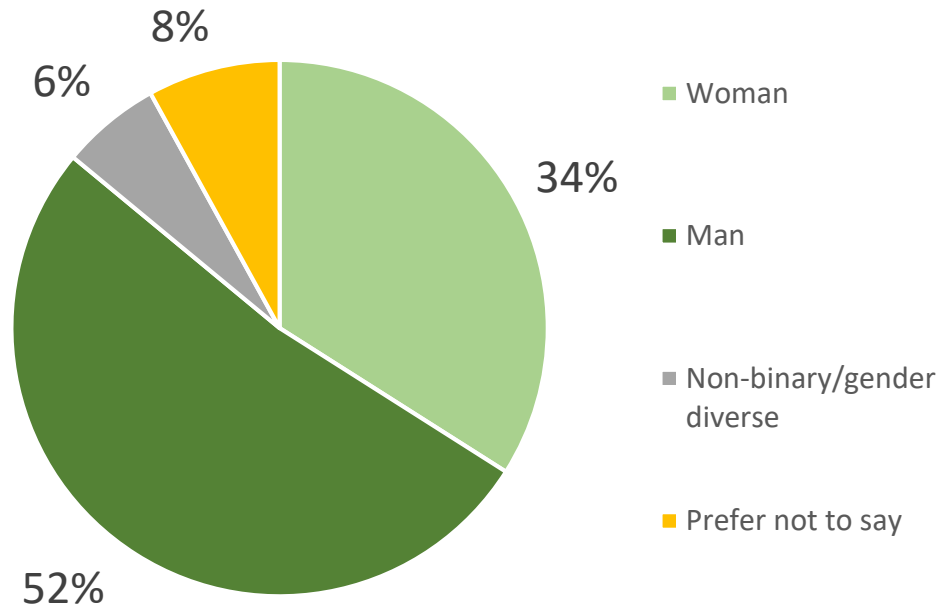


Respondent cultural origin:

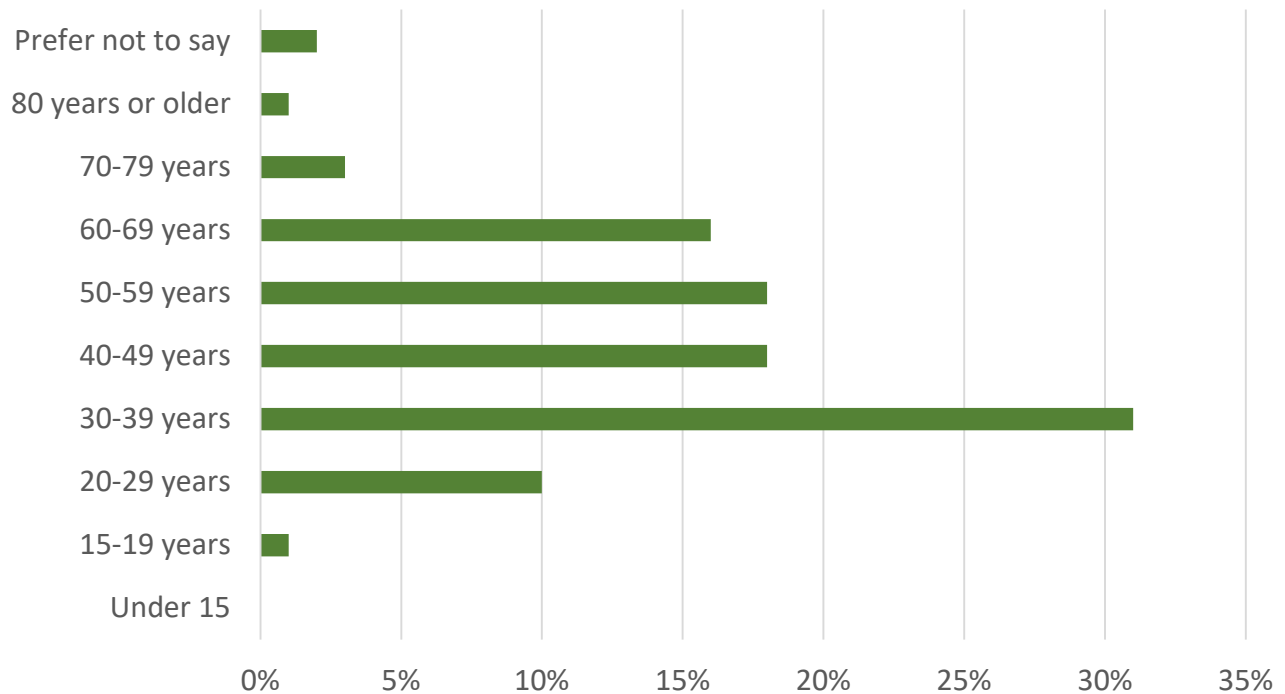


*The above demographics represent all responses received online by the City and in hardcopy by BC Housing.

Respondent gender:



Respondent age:

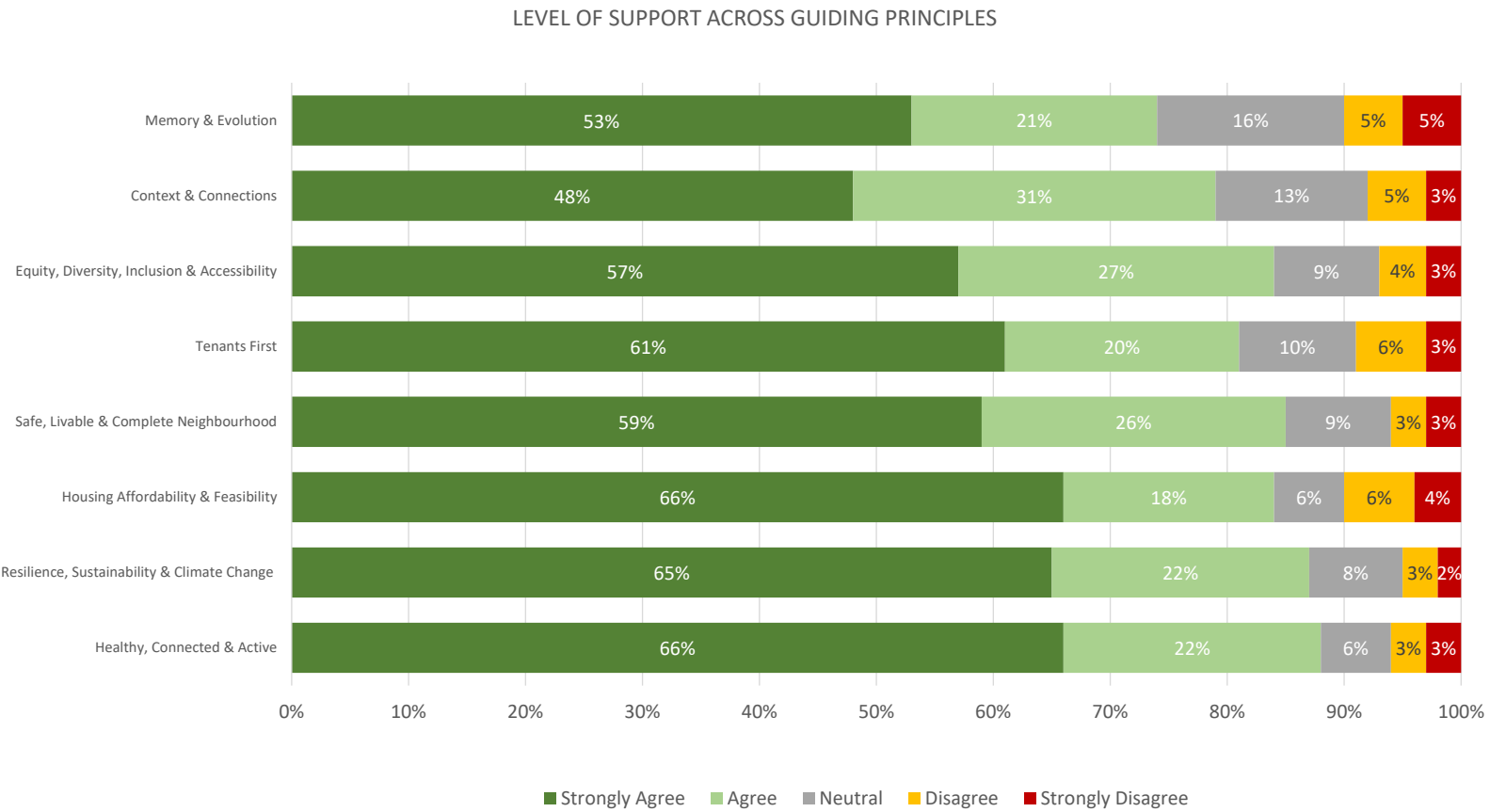


*The above demographics represent all responses received online by the City and in hardcopy by BC Housing.

GUIDING PRINCIPLES SURVEY

The survey introduced eight draft guiding principles for Skeena Terrace. Respondents were asked to provide a rating of their level of support for each of the guiding principles.

RESULTS



LEVELS OF SUPPORT

Overall levels of support for each draft Guiding Principle were high, with 74% or more of respondents expressing agreement with each principle. The top three supported principles were ‘Healthy, Connected & Active,’ ‘Resilience, Sustainability & Climate Change,’ and ‘Safe, Livable & Complete Neighbourhood’ with 88%, 87%, and 85% of respondents reporting that they agreed or strongly agreed with each principle, respectively.

The above results represent all responses received online by the City (181 responses) and in hardcopy by BC Housing (27 responses).

GUIDING PRINCIPLES SURVEY

1. TENANTS FIRST

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

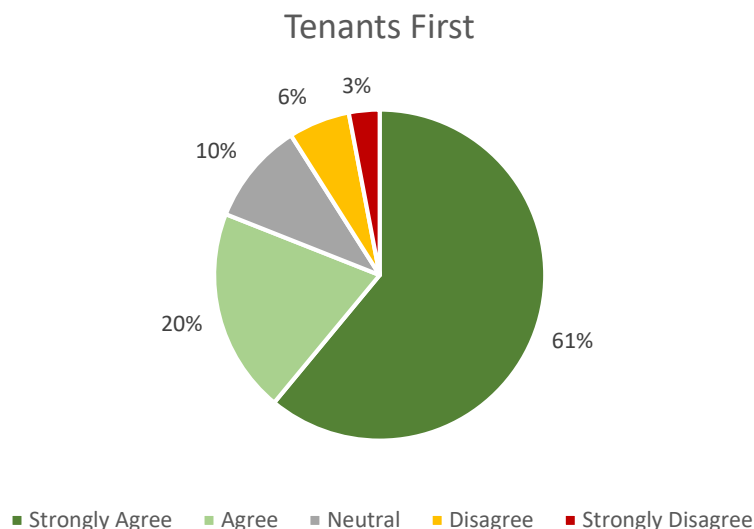
Listen carefully to the needs and aspirations of current and future tenants throughout engagement and while collaboratively designing the future of Skeena Terrace. For Skeena Terrace, this could mean:

- Reach out to tenants early and often during the engagement process and provide tenants the earliest and most significant opportunities to engage
- Get to know tenants' needs, aspirations, and desires and incorporate these into the plan and long-term implementation (e.g. maintenance, programs, employment opportunities, safety, amenities)
- Reduce stress for tenants by ensuring as much stability as possible during the process; create and implement a Tenant Relocation Plan

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 81% of the survey respondents either agreed or strongly agreed with the draft principle, while 9% either disagreed or strongly disagreed.



A majority of comments expressed general support for the guiding principle. Comments centered on minimizing disruption to tenants and ensuring that tenants can return to the site at the same level of affordability they have now. Ensuring affordability for future tenants and current tenants was a reoccurring theme. Some concerns were expressed regarding tenant displacement and disruption during redevelopment.

GUIDING PRINCIPLES SURVEY

2. EQUITY, DIVERSITY, INCLUSION & ACCESSIBILITY

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

Create an equitable, diverse, and inclusive Skeena Terrace that is welcoming and supportive. For Skeena Terrace, this could mean:

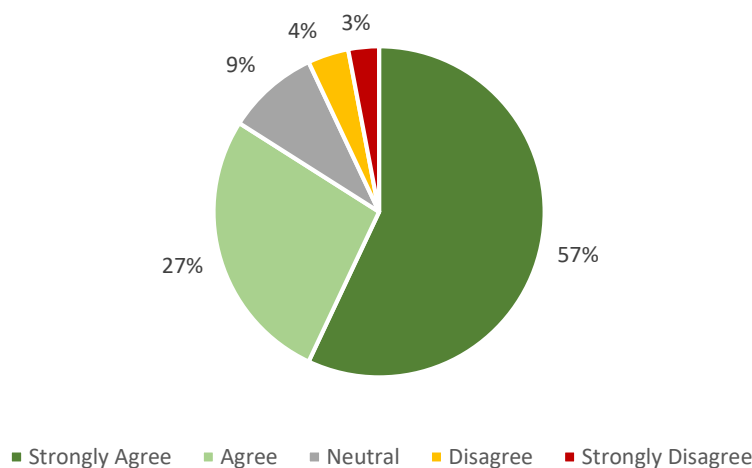
- Work hard to understand and plan for the varied needs of the community
- Build mobility infrastructure that is safe, comfortable, accessible, and convenient for all ages and abilities
- Engage with local First Nations and the Urban Indigenous community to consider what reconciliation could look like for Skeena Terrace including opportunities for Indigenous Peoples

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 84% of survey respondents either agreed or strongly agreed with the draft principle, while 7% either disagreed or strongly disagreed.

Equity, Diversity, Inclusion & Accessibility



Comments received expressed support for ensuring that the site is accessible to people with disabilities and reduced mobility, and on the community building and engagement opportunities that could be facilitated throughout the redevelopment process. Some concerns were expressed regarding the project's commitment to this principle.

GUIDING PRINCIPLES SURVEY

3. HEALTHY, CONNECTED & ACTIVE

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

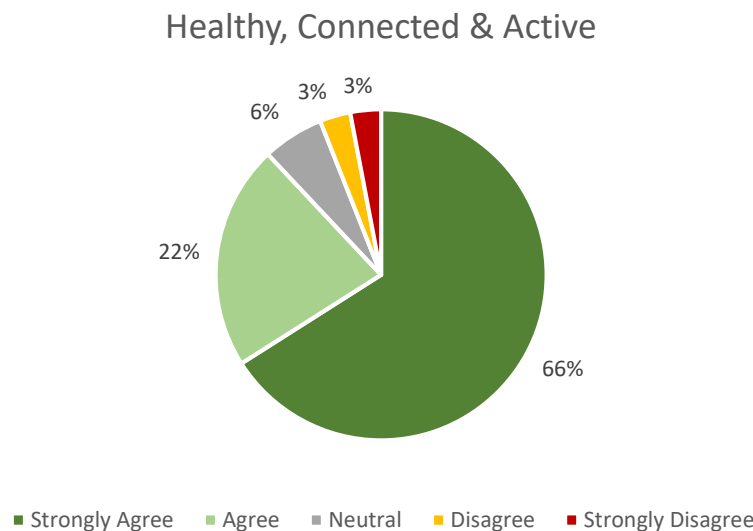
Create a healthy, well-connected built environment that enhances residents' physical and mental wellbeing. For Skeena Terrace, this could mean:

- Establish clear, convenient, joyful walking and rolling connections to daily needs and transit
- Support mental and physical wellness by creating a range of open spaces that address the variety of tenants needs including access to nature, social (gathering) spaces, and quiet (secluded) spaces
- Support physical health by mitigating air pollution, using healthy materials, promoting walking and biking, creating outdoor exercise areas, and offering food gardens

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 88% of survey respondents either agreed or strongly agreed with the draft principle, while 6% either disagreed or strongly disagreed.



The majority of comments were supportive of this principle, and praised increased density, walkability and affordability. The provision of onsite parking received mixed responses.

Concerns included topography as an obstacle to accessibility. Some respondents suggested increased active areas such as basketball courts could be provided on-site.

GUIDING PRINCIPLES SURVEY

4. SAFE, LIVABLE & COMPLETE NEIGHBOURHOOD

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

Take a people-first approach to the redevelopment of Skeena Terrace to create a safe and socially-connected complete community that is friendly, supportive, and strengthens the southeast Hastings Sunrise neighbourhood. For Skeena Terrace, this could mean:

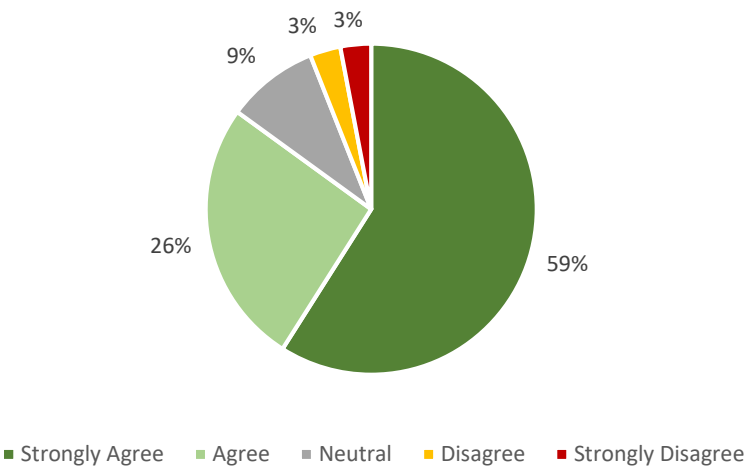
- Complement residential uses on the site with local-serving retail opportunities and dedicated spaces for amenities, workshops, and businesses
- Design and program buildings and open spaces to encourage gathering and social interaction (e.g. City of Vancouver’s ‘Hey Neighbour’ program)
- Partner with other levels of government to deliver a variety of services (food, childcare, youth programming)
- Create multipurpose, age-diverse community spaces for both indoor and outdoor use in all-seasons

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 85% either agreed or strongly agreed with the draft principle, while 6% either disagreed or strongly disagreed.

Safe, Livable & Complete Neighbourhood



The majority of comments were supportive of this principle, and praised increased density, and affordable community and commercial spaces. Some respondents made suggestions such as ensuring independent businesses, rather than corporate anchors, are prioritized in commercial spaces.

GUIDING PRINCIPLES SURVEY

5. CONTEXT & CONNECTIONS

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

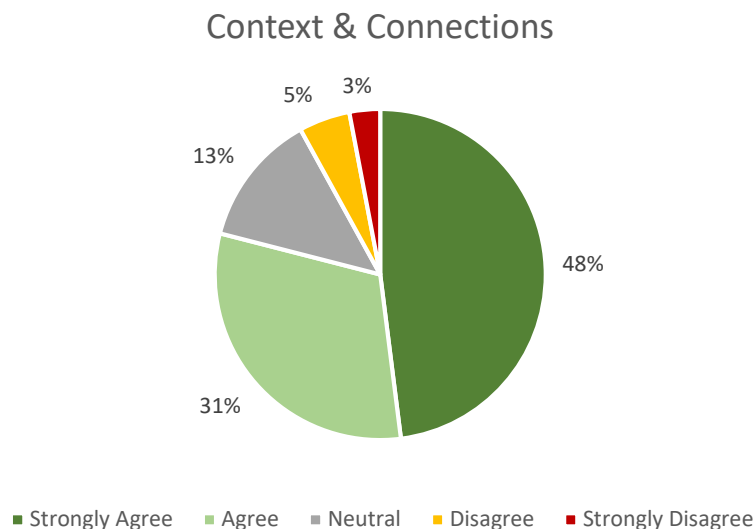
Celebrate and embrace the unique qualities, context, and connections of Skeena Terrace. For Skeena Terrace, this could mean:

- Enhance physical and social connections with the surrounding community
- Celebrate the topography and views of Skeena Terrace through landscape and building heights
- Improve the interface with adjacent employment lands and transportation corridors

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was well supported. 79% of respondents either agreed or strongly agreed with the draft principle, while 8% disagreed or strongly disagreed.



The provision of high-density, affordable housing was overwhelmingly supported by respondents. Other comments included support for active transportation and transit, as well as reduction of vehicle traffic and parking. Some respondents shared concerns about the economic feasibility of the project in light of providing affordable housing on-site.

GUIDING PRINCIPLES SURVEY

6. MEMORY & EVOLUTION

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

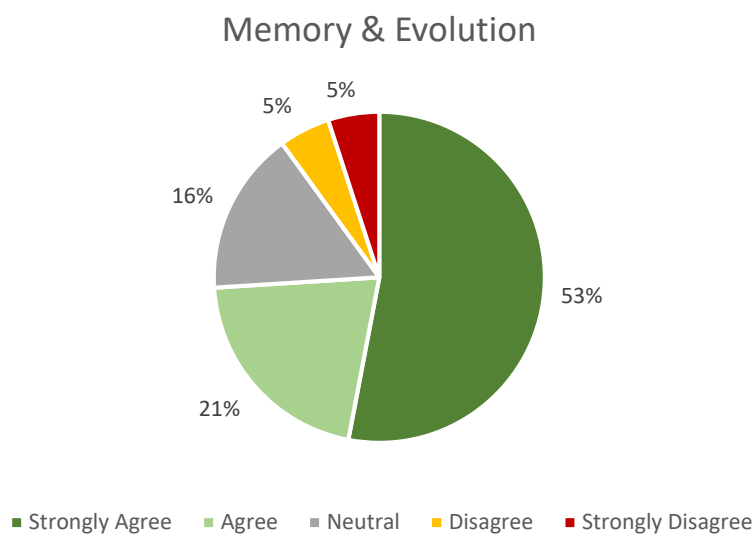
Recognize, acknowledge, and reflect the unique history of Skeena Terrace, its community, and diverse culture. For Skeena Terrace, this could mean:

- Consider art and interpretive signage that speaks to the history of community and place
- Reincorporate and enhance key aspects of the existing site that tenants value (e.g. views, gardens, playground, gathering spaces)
- Understand and respect the Indigenous history of the site and explore opportunities for Reconciliation

Respondents were asked for their level of support for the principle and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was well supported. 74% of respondents either agreed or strongly agreed with the draft principle, while 10% either disagreed or strongly disagreed.



Respondents who provided additional comments emphasized the importance of consulting current tenants, ensuring community spaces are adequate, and consulting Indigenous peoples throughout the process.

GUIDING PRINCIPLES SURVEY

7. RESILIENCE, SUSTAINABILITY & CLIMATE

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

Make Skeena Terrace a precedent-setting sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches. For Skeena Terrace, this could mean:

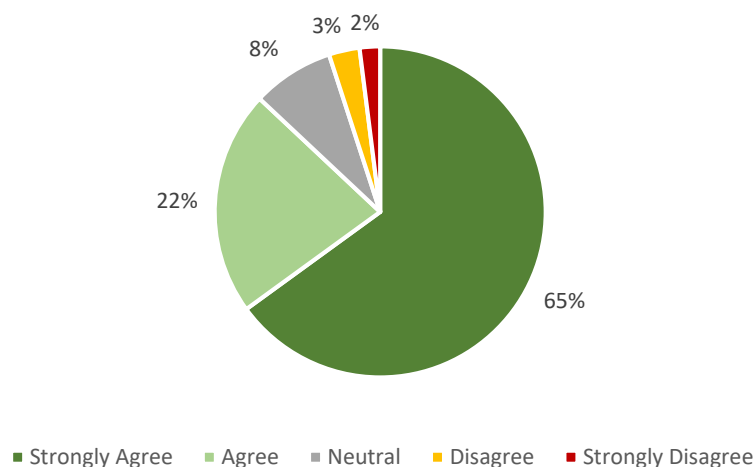
- Enhance community resilience and strengthen community connections
- Improve Skeena Terrace's relationship with the Still Creek Watershed by minimizing impacts to groundwater, managing stormwater, preserving natural features, and using green infrastructure
- Celebrate the urban forest and enhance biodiversity on-site to support healthy urban ecology
- Mitigate the impacts of climate change through sustainable approaches to building design, energy generation, mobility, and waste management

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 87% of survey respondents either agreed or strongly agreed with the draft principle, while 5% either disagreed or strongly disagreed.

Resilience, Sustainability & Climate Change



Many comments were supportive of this principle, particularly its integration of resilience and sustainability with equity goals and community building. Respondents supported increasing density to deliver affordable housing, and supported focusing on climate adaptation through the design work. Passive house designs were mentioned several times by respondents, while there were some concerns regarding on-site tree removal during redevelopment.

GUIDING PRINCIPLES SURVEY

8. HOUSING AFFORDABILITY & FEASIBILITY

Respondents were provided with information on what this guiding principle might mean for Skeena Terrace in the following format:

Provide a diversity of housing types that are affordable to a broad range of incomes and family types. For Skeena Terrace, this could mean:

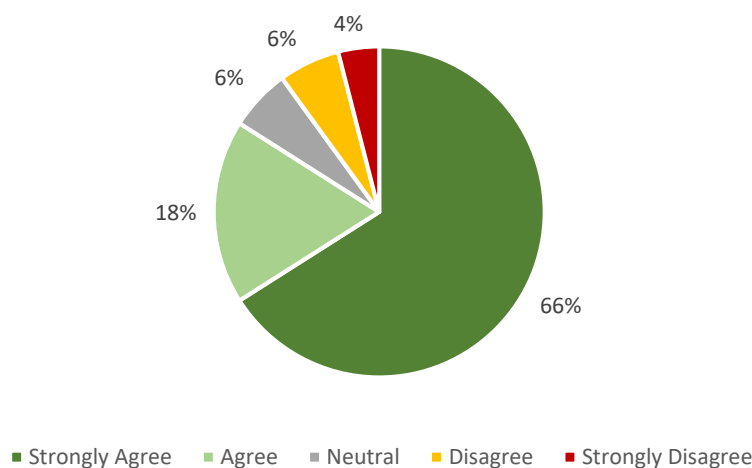
- Build a diversity of mixed-income housing for families of all sizes to ensure a balanced community and feasible project
- Design modern, high-quality, below-market housing to be indistinguishable from market housing
- Explore childcare that supports mixed-income households

Respondents were asked for their level of support for the principle, and for comments or suggestions for improvement of the guiding principle.

RESULTS

This guiding principle was very well supported. 84% of respondents either agreed or strongly agreed with the draft principle, while 10% either disagreed or strongly disagreed.

Housing Affordability & Feasibility



A majority of comments expressed general support for the guiding principle. Supporting comments focused on increased density and affordability. A number of respondents said they would prefer to see the entire site become below-market housing. Some concerns were expressed regarding tenant displacement.



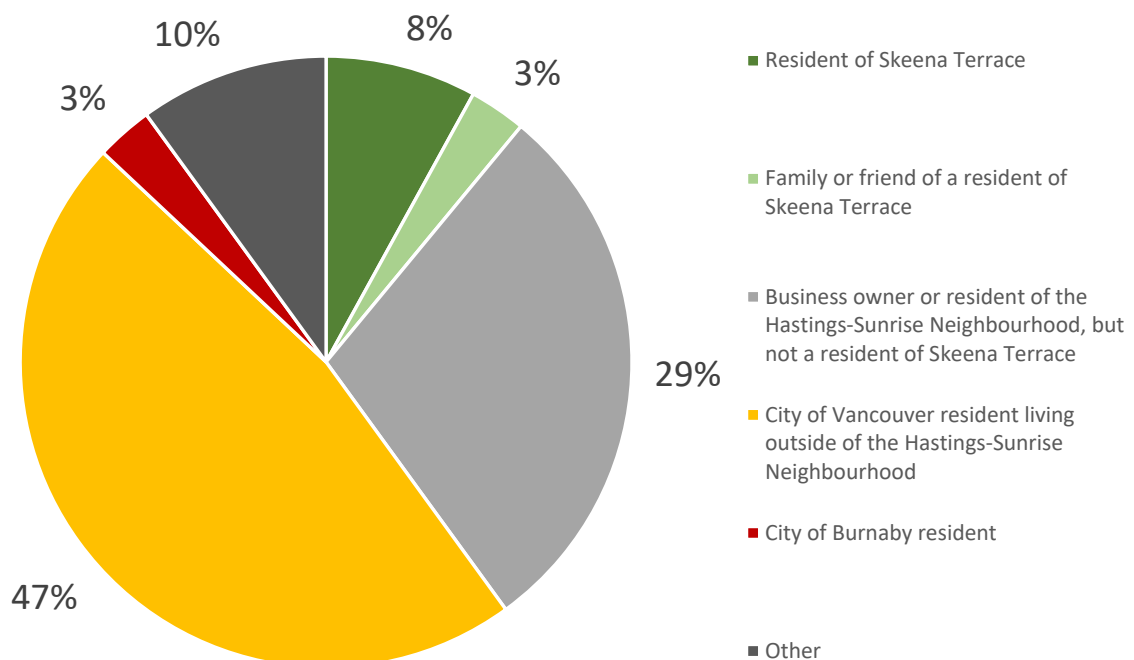
DRAFT DESIGN CONCEPT SURVEY

March 14 - April 11, 2022 - Survey published online on the Shape Your City platform
April 6 and 9, 2022 - in-person event held at Skeena Terrace

The City ran an online survey from March 14, 2022 to April 11, 2022 to gather public feedback on the site design concept, and received 157 responses. Meanwhile, BC Housing distributed the same survey to tenants and received 70 responses*. An additional 92 comments from tenants and community members were received during in-person events held at Skeena Terrace on April 6 and 9, 2022. City staff attended both events.

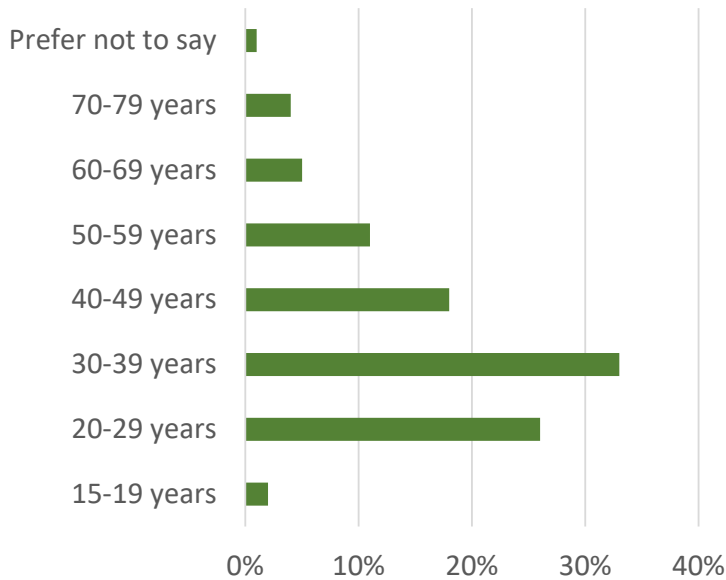
DEMOGRAPHICS

Respondent connection to Skeena Terrace:

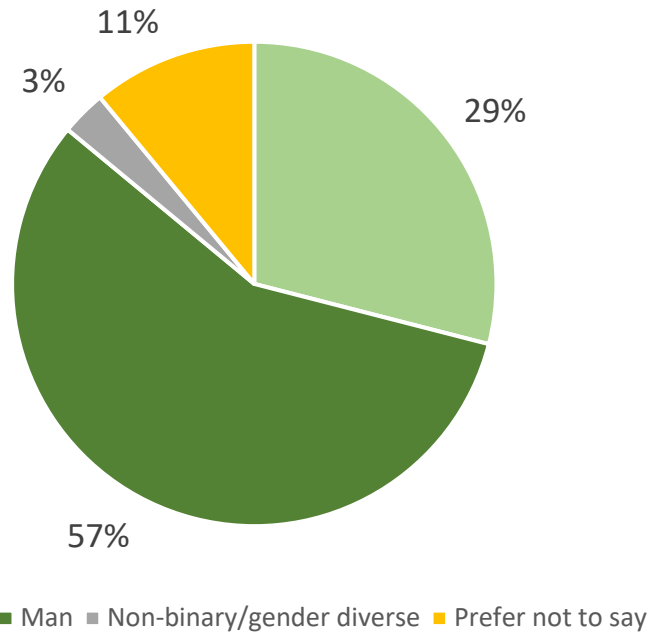


*The above demographics only represent responses received by the City through its online survey (157 responses). BC Housing's tenant survey is not included.

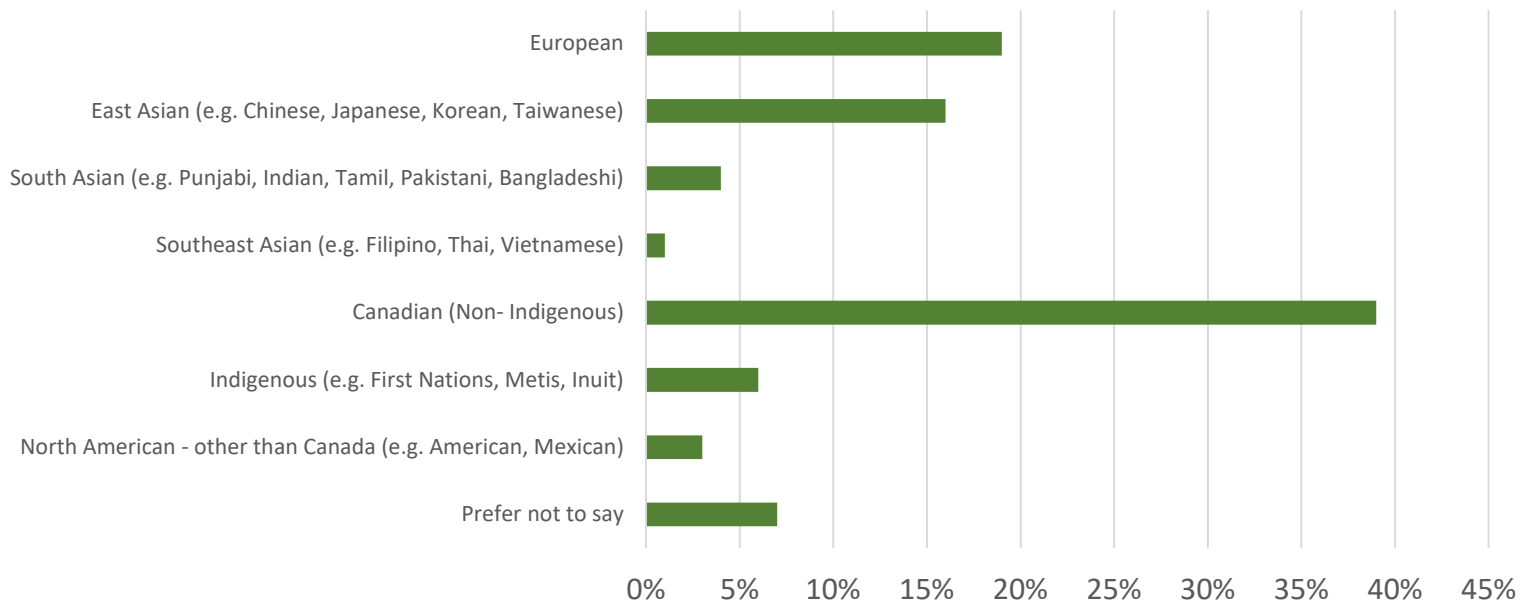
Respondent age:



Respondent gender:



Respondent cultural origins:



*The above demographics only represent responses received by the City through its online survey (157 responses). BC Housing's tenant survey is not included.

DRAFT DESIGN CONCEPT SURVEY

The survey introduced the draft design concept for Skeena Terrace. Respondents were provided with background on the work done to-date, a draft design concept, the site design's guiding principles, and design objectives were contained within the City and BC Housing's presentations on the Shape Your City platform. Links to the presentations were also available in the survey.

Respondents were then provided with a brief overview of each design component and asked to rate their level of support for various components of the design concept. Respondents were also encouraged to share their thoughts in open comment forms.

Below are some examples of materials that were provided at the outset of the survey.






Northwest Aerial View



The Skeena Terrace plan seeks to deliver a vision for an affordable residential urban development that responds creatively and effectively to various site conditions, tenant, and community needs. The plan proposes a diversity of building sizes and types, paired with vibrant and green open spaces. Design strategies include a network of inter-connected, pedestrian-friendly routes and a high-quality public realm that corresponds to residents' needs while connecting efficiently with neighboring areas. A robust landscape design provides a variety of open spaces of varying size, character and function, from localized neighborhood parks for leisure, recreation and food production, to high-quality community-focused areas.



Design Objectives

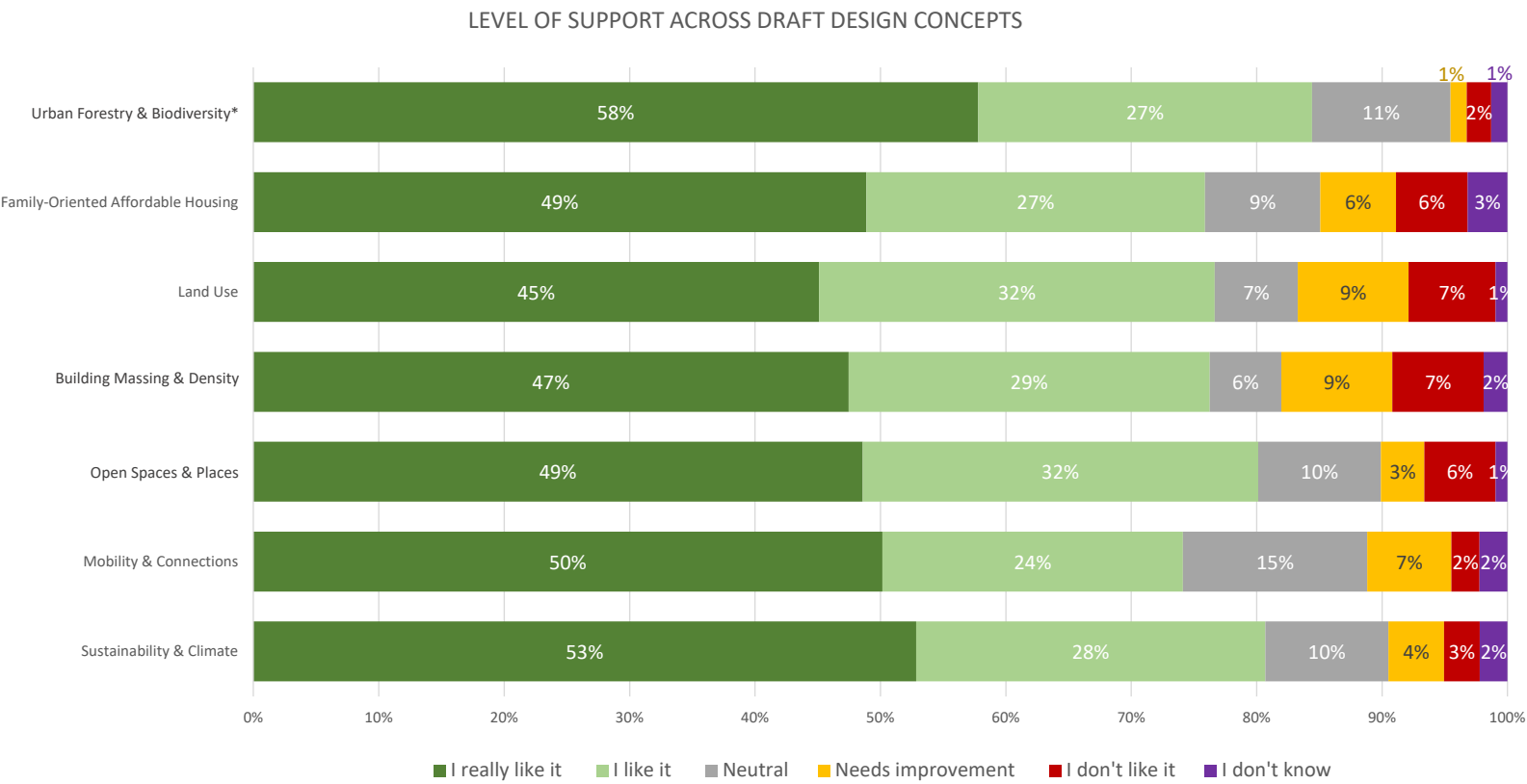
-  **Sustainable & Resilient** through density balanced with open spaces, protecting existing trees, undisturbed soil and root networks, urban agriculture, improvements to Still Creek watershed, a low carbon approach, with design and amenities that are adaptable and build community.
-  **Rooted in Context** through a built-form responsive to surrounding neighbourhoods, being welcoming to the community, privileging views and daylighting, having an activated and safe public realm and paying respect to site and culture.
-  **Socially Just** by maximizing affordable housing through a diversity of forms, housing, spaces, and amenities that are inclusive and predicated on equitable access.
-  **Healthy & Livable** through safe, durable and maintainable components, use of existing terraces and groves to promote healthy and active lifestyles, with a diversity of uses and scales that facilitate inclusion, activation of the public realm, and includes local serving retail & childcare.
-  **Mobility & Connectivity** that accommodates the transition to a transit-oriented community by promoting modal shift from vehicles to active and shared modes, eliminating surface parking, seamlessly connecting to surrounding points of interest, and addressing universal accessibility through a network of barrier free paths and landing zones connecting to streets.

6

*Urban Forestry and Biodiversity questions were not included in BC Housing's tenant survey. The Urban Forestry and Biodiversity results above reflect only the responses received by the City (154 responses). All other results represent all responses received online by the City and in hardcopy by BC Housing (313-317 responses per question; some questions were skipped by respondents).

DRAFT DESIGN CONCEPT SURVEY

RESULTS



KEY FINDINGS

Tenant, public and stakeholder feedback regarding the proposed concept has been positive. Respondents expressed strong support for the mix of on-site amenities, including childcare and local-serving retail, as well as for incentivizing active modes of transportation and greater community connectivity within the site.

In both the public and tenant surveys, the design’s sustainability components, including watershed integration, green roofs, and retention of trees were also highly supported. Concerns regarding building heights and density achieved by the design were expressed, with the majority of comments suggesting density, and the proportion of affordable units offered could be increased. In addition, comments underscored the importance of providing larger unit sizes, including units with 4+ bedrooms. A more detailed assessment of the proposed building heights and massing will be undertaken at the rezoning stage to ensure issues such as views, shadowing, livability and ‘fit’ within the existing neighbourhood are fully addressed.

**Urban Forestry and Biodiversity questions were not included in BC Housing’s tenant survey, although elements of the urban forestry design were captured in BC Housing’s sustainability questions. The Urban Forestry and Biodiversity results above reflect only the responses received by the City (154 responses). All other results represent all responses received online by the City and in hardcopy by BC Housing (313-317 responses per question; some questions were skipped by respondents).*

DRAFT DESIGN CONCEPT SURVEY



URBAN FORESTRY & BIODIVERSITY

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

“Skeena Terrace has a number of large, culturally significant trees, which are a valuable part of the urban forest. The site design concept seeks to retain as many of these trees as possible, and plant new trees to increase the site’s climate resilience by providing shade protection in the hot months and storm water retention in the wet months. Trees are also used in the design to provide a green buffer to road noise and visual impacts of nearby industrial areas.”

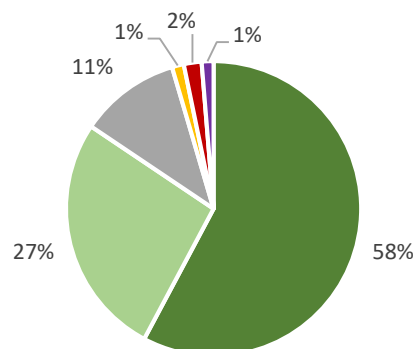
Respondents were provided with a landscape plan (left) and asked for their level of support for the proposed approach to urban forestry and biodiversity, and for comments or suggestions for improvement.

RESULTS

This proposal was very well supported. 85% of respondents either really liked or liked with the design concept, while 3% either thought it needed improvement or disliked it.

Comments generally supported the urban forestry and biodiversity component of the plan, particularly the proposed retention and enhancement of trees and gardens. Many respondents expressed a desire to retain as many trees as possible; while some respondents also expressed concern around ensuring that the trees that are retained are healthy and are not impacted by severe weather events.

Urban Forestry and Biodiversity*



■ I really like it ■ I like it ■ Neutral
■ Needs improvement ■ I don't like it ■ I don't know

*Urban Forestry and Biodiversity questions were not included in BC Housing's tenant survey, although elements of the urban forestry design were captured in BC Housing's sustainability questions. The Urban Forestry and Biodiversity results above reflect only the responses received by the City (154 responses).

DRAFT DESIGN CONCEPT SURVEY

FAMILY-ORIENTED AFFORDABLE HOUSING

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

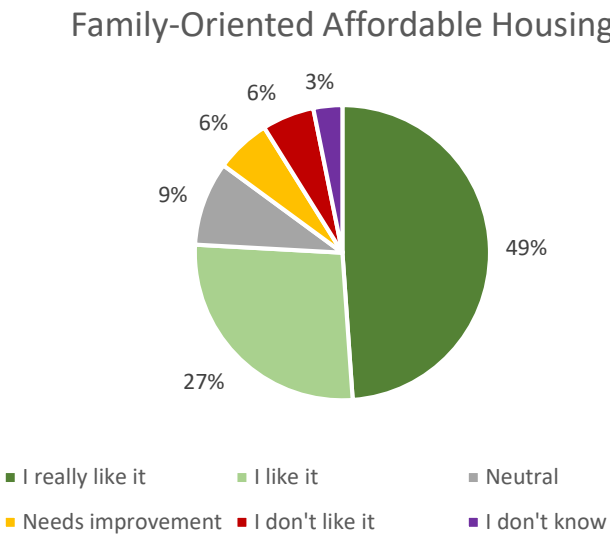
“Approximately 1,700 new affordable housing units are proposed in a variety of building types and sizes at Skeena Terrace with the majority of units with deep levels of affordability. 2/3 of units will be rented to households who make below the BC Housing’s Housing Income Limits and will be rented at no more than 1/3 of household income, and the remaining 1/3 of units will be rented at market rates. The proposed housing at Skeena Terrace will provide at least 60% of 2-bed units+ for families.

Approximately 60% of all of the units on site will be family-oriented rental, exceeding the City of Vancouver’s target of 35%. In addition, the design concept includes community spaces that compliment Thunderbird Community Centre and that support potential future expansion of services in response to future tenant and neighbourhood needs.”

Respondents were asked for their level of support for the approach to delivering family-oriented affordable housing, and for comments or suggestions for improvement in the design work.

RESULTS

This housing component was well supported. 76% either really liked or liked with the design concept, while 9% either thought it needed improvement or disliked it.



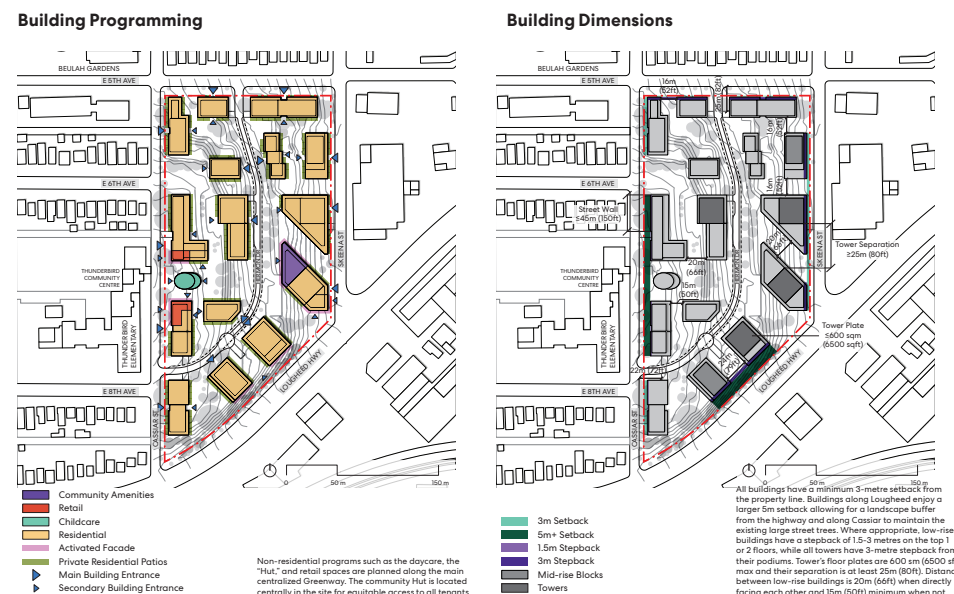
The proposed unit-mix and supporting children and families in the neighbourhood was welcomed by respondents. Several comments also raised a need for multi-bedroom (4+) units and larger unit sizes in general, while others noted that including studios would better support seniors. Some respondents were of the opinion that setting rental rates at 1/3 of income is not affordable. Views on tenant mix were somewhat divergent; some respondents felt that market units should be eliminated from the project, while others saw catering to a diversity of income levels as positive. A handful of comments expressed concern regarding the potential for tenant displacement.

DRAFT DESIGN CONCEPT SURVEY

LAND USE

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

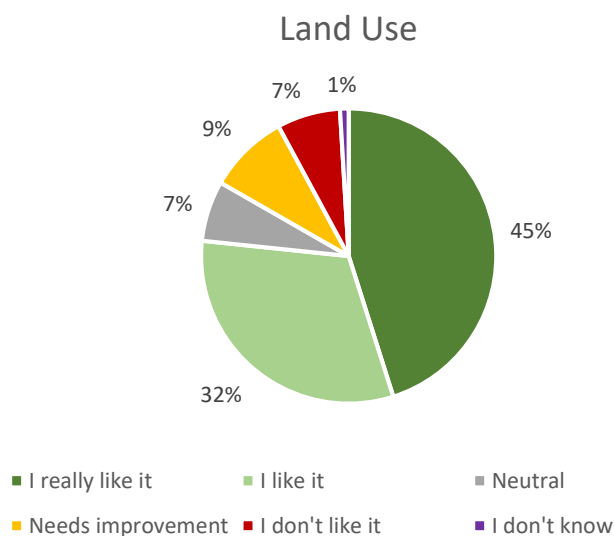
“Skeena Terrace will continue to be a primarily residential site with deep levels of affordability for tenants; however, local-serving retail is also envisioned across from the Thunderbird Community Centre, proposed at Cassiar Street. Uses such as a café, deli, bakery, green grocer/small grocery store, or small-scale pharmacy are being contemplated. The site will also include a dedicated 69-space* childcare centre.”



Respondents were provided with building programming and dimension diagrams (left) and asked for their level of support for the proposed land uses, and for comments or suggestions for improvement.

RESULTS

The proposed land uses were generally well supported. 77% of respondents either really liked or liked with the design concept, while 8% either thought it needed improvement or disliked it.



Many comments were positive, noting that the design reflects the area's needs and character; however, several respondents also noted that the design was not clear, or that it could communicate better with other City initiatives, future plans, and the neighbourhood. Other concerns included the locating of residential uses on arterial streets with higher noise and pollution levels than other areas of the site, and the deprioritization of housing in favour of commercial and community uses. At the same time, some respondents suggested that the mix of commercial and community uses in the site plan could be expanded further.

*At the time of the survey, the childcare centre was proposed to have 69 spaces.

DRAFT DESIGN CONCEPT SURVEY

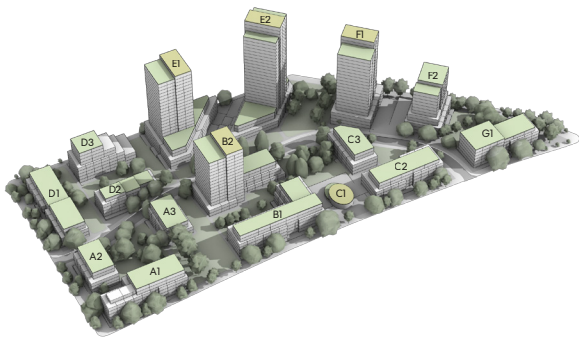
BUILDING MASSING & DENSITY

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

“The draft concept plan includes buildings that are varied in height and type including ground-oriented units, terraced buildings and residential towers with a focus on human-scale and the pedestrian experience. All buildings provide an opportunity for landscaped roofs, views, amenity spaces and rooftop play areas for adults and children alike. Taller buildings are located at the low point of the site near the corner of Lougheed Highway and Skeena Street, and heights transition down notably to the north and west edges of the site to reduce impacts on adjacent development and open space. The tallest buildings proposed are approximately 25 and 30 storeys, at Lougheed

Site Area:	43,665 sm (470,000 sf)
GFA:	135,390 sm (1,457,328 sf)
NFA:	111,020 sm (1,195,009 sf)
	assumption: NFA = 0.82 GFA
FSR:	3.10
Footprint:	16,972 sm (182,685 sf)
Coverage:	40%

BUILDING	GFA (sf)	NFA (sf)	FOOTPRINT	TYPE	FLOORS
A1	61,248	50,223	10,931	Wood-frame	6
A2	33,868	27,772	6,469	Wood-frame	6
A3	32,269	26,461	6,460	Wood-frame	6
B1	91,400	74,948	16,346	Wood-frame	6
B2	164,442	135,006	16,498	Concrete	18
C1	5,411	4,437	3,737	Wood-frame	2
C2	59,466	48,762	11,635	Wood-frame	6
C3	40,204	32,967	7,270	Wood-frame	6
D1	67,775	55,575	13,808	Wood-frame	6
D2	30,528	25,033	7,274	Wood-frame	6
D3	56,936	46,888	10,656	Concrete	10
E1	215,695	176,870	18,591	Concrete	25
E2	257,997	211,558	18,826	Concrete	30
F1	181,191	148,577	12,343	Concrete	25
F2	93,351	76,548	10,387	Concrete	14
G1	65,348	53,585	11,654	Wood-frame	6



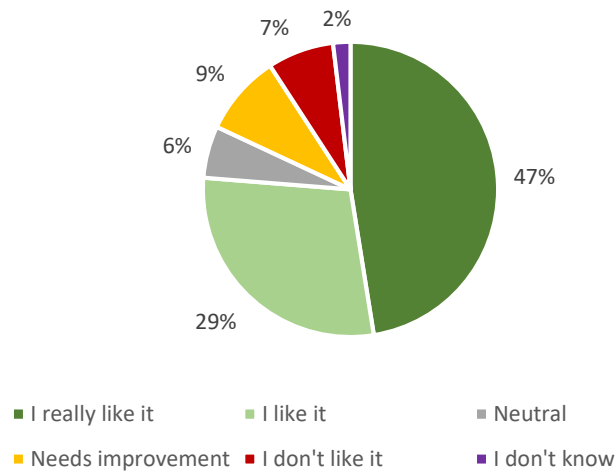
Respondents were provided with a building massing diagram (left) and asked for their level of support for the building massing and heights, and for additional comments.

RESULTS

This massing and density proposal well supported. 76% of respondents either really liked or liked with the design concept, while 9% either thought it needed improvement or disliked it.

Those respondents which provided comments had conflicting views on the proposed building heights and density for Skeena Terrace. The majority of respondents suggested that the proposed heights and density could be increased to accommodate more affordable housing; while a significant minority expressed preference for lower building forms, such as townhouses. Dozens of respondents also felt that the proposed heights and density were appropriate given the site’s location near transit and future planning programs for the area.

Building Massing and Density



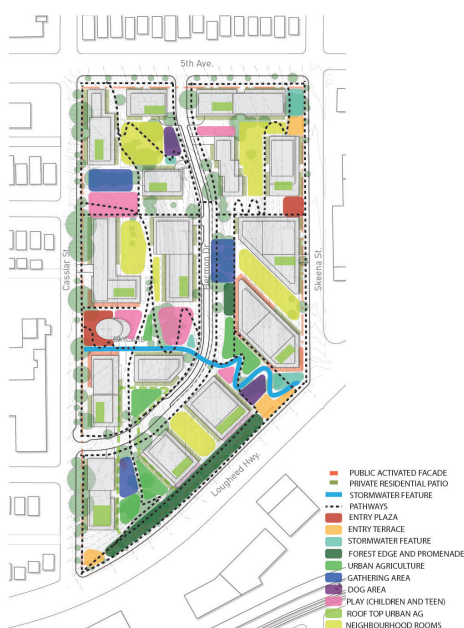
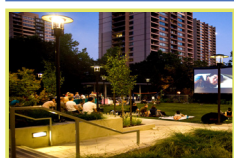
DRAFT DESIGN CONCEPT SURVEY

OPEN SPACES & PLACES

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

“The draft concept plan includes mixed-use central gathering spaces that aim to be highly active and welcoming. A public plaza is proposed to be located across from Thunderbird Community Centre and this ‘community village’ will be connected throughout the site to smaller secondary public terraces by accessible paths wherever feasible. In addition, the draft concept envisions

a series of resident courtyards or ‘neighbourhood rooms’ accessible to Skeena Terrace residents, providing common backyards for residents to gather and build community. Spaces for active (e.g sports) and passive (e.g. sitting) recreational uses will also be integrated throughout the site.”



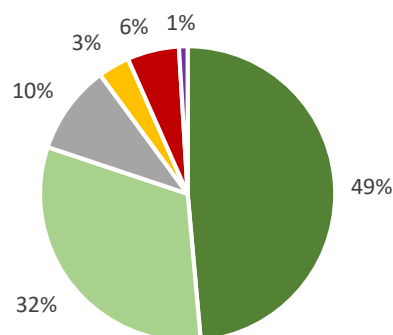
Respondents were provided with a conceptual open space plan diagram (left) and sought their level of support for the proposed open space and public places as shown,

RESULTS

The open space plan was generally well supported. 81% of respondents either really liked or liked with the design concept, while 7% either thought it needed improvement or disliked it.

The majority of respondents who provided additional comments felt that the open spaces proposed reflect the needs of the area, while some respondents also noted that larger green spaces are preferred and some respondents felt that the proposal includes too much concrete. Community planters, bike lock ups, dog park areas, and benches were also welcomed by respondents.

Open Spaces and Places



■ I really like it ■ I like it ■ Neutral
■ Needs improvement ■ I don't like it ■ I don't know

DRAFT DESIGN CONCEPT SURVEY

MOBILITY & CONNECTIONS

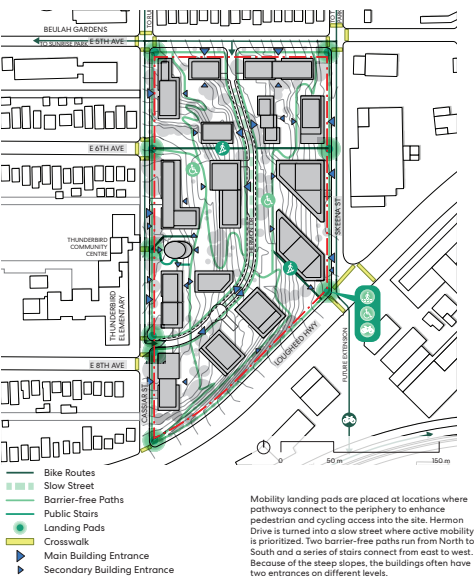
Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

“The draft concept plan seeks to further improve access to the Thunderbird Community Centre and elementary school, nearby parks, Rupert and Renfrew SkyTrain stations, and on-site amenities for all tenants while shifting more from vehicular modes to transit, active and shared modes. Hermon Drive is proposed to be narrowed into a slow, primarily one-way street, to prioritize pedestrian access; however, at the site’s entrances to Hermon Drive, a two-way access will be maintained to ensure appropriate parking can be accessed. Overall, parking will be reduced to prioritize more sustainable

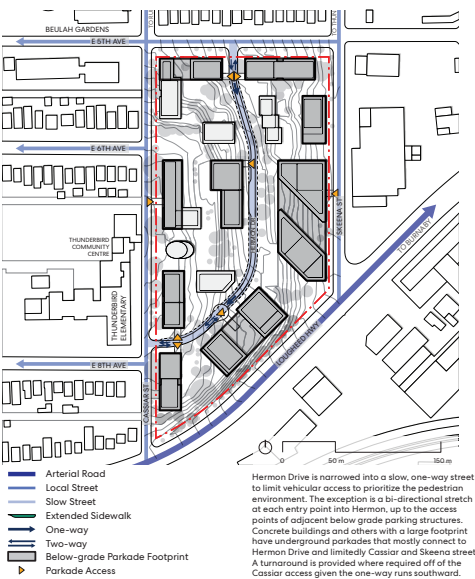
modes to transit, biking and walking in and around the site. The site has grade challenges with regards to accessibility, but equitable alternate routes, which considers diverse mobility levels, including biking, walking, wheeled devices, and canes are to be provided.”

Respondents were provided with drawings (left) asked for their level of support for the proposed approach to mobility and connectivity, and for comments or suggestions for improvement.

5.11 Active Mobility & Connectivity



5.12 Road Network & Vehicular Access

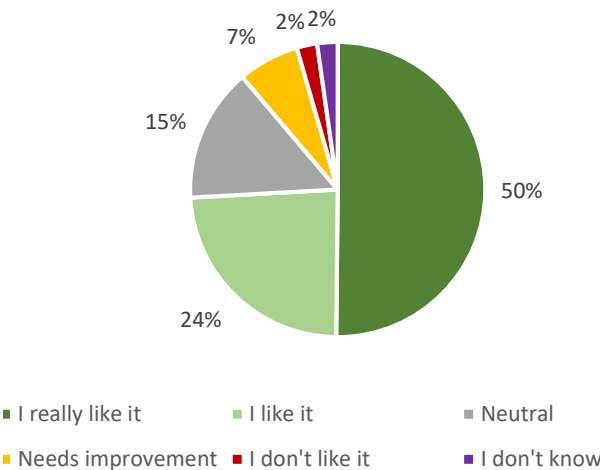


RESULTS

This mobility proposal was generally well supported. 74% of respondents either really liked or liked with the design concept, while 4% either thought it needed improvement or disliked it.

Respondents liked that the proposal incentivizes active transportation modes and increased transit use by focusing on increased connectivity of the site with the surrounding area. A few respondents noted the design could be enhanced by the inclusion of bike and car share infrastructure in the area, and some respondents also called for increased bus services and bus stop sheltering at Broadway and Skeena Street. Some respondents had conflicting views on how much parking should be provided on-site. Many comments also suggested that Hermon Drive should be a pedestrian oriented space.

Mobility & Connections



DRAFT DESIGN CONCEPT SURVEY

SUSTAINABILITY & CLIMATE

Respondents were provided with information on what this design component might mean for Skeena Terrace in the following format:

“The buildings on site will be designed to incorporate sustainable building methods (for example use of wood-frame and embodied carbon methods in buildings) and technologies (for example, the use of passive design strategies to reduce energy consumption in all buildings). The design concept proposes to enhance the site’s connectivity to the Still Creek Watershed, and improved rainwater management methods such as raingardens and bioswales. The site slopes towards Still Creek, providing an opportunity to visually demonstrate the stormwater process on site. Tree and soil retention and green roofs will also play an important role in managing rainwater.”

Carbon Leadership

Strive to design buildings with a low operational and embodied carbon footprint to meet the global goal of carbon neutrality by 2050.



Accessibility and Connections

Prioritize accessible and thoughtful connections through and to/from the site.



Integrated Public Realm

Design flexible and functional spaces that support community health and connection.



Climate Resilience

Plan for future rather than current climate to develop durable, responsible and sustainable infrastructure.



Community Resilience

Design for occupant health and wellbeing to establish a resilient community who value social interaction and affordable housing on site.



Ecological Connections

Recognize value of preserving, protecting and restoring ecological functions and connections on site.



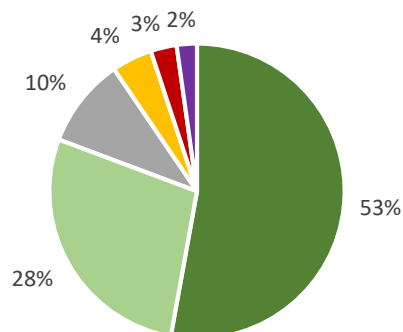
Respondents were provided with an infographic (left) and asked for their level of support for the approach to sustainable building methods, stormwater and integration with Still Creek, and for comments or suggestions for improvement.

RESULTS

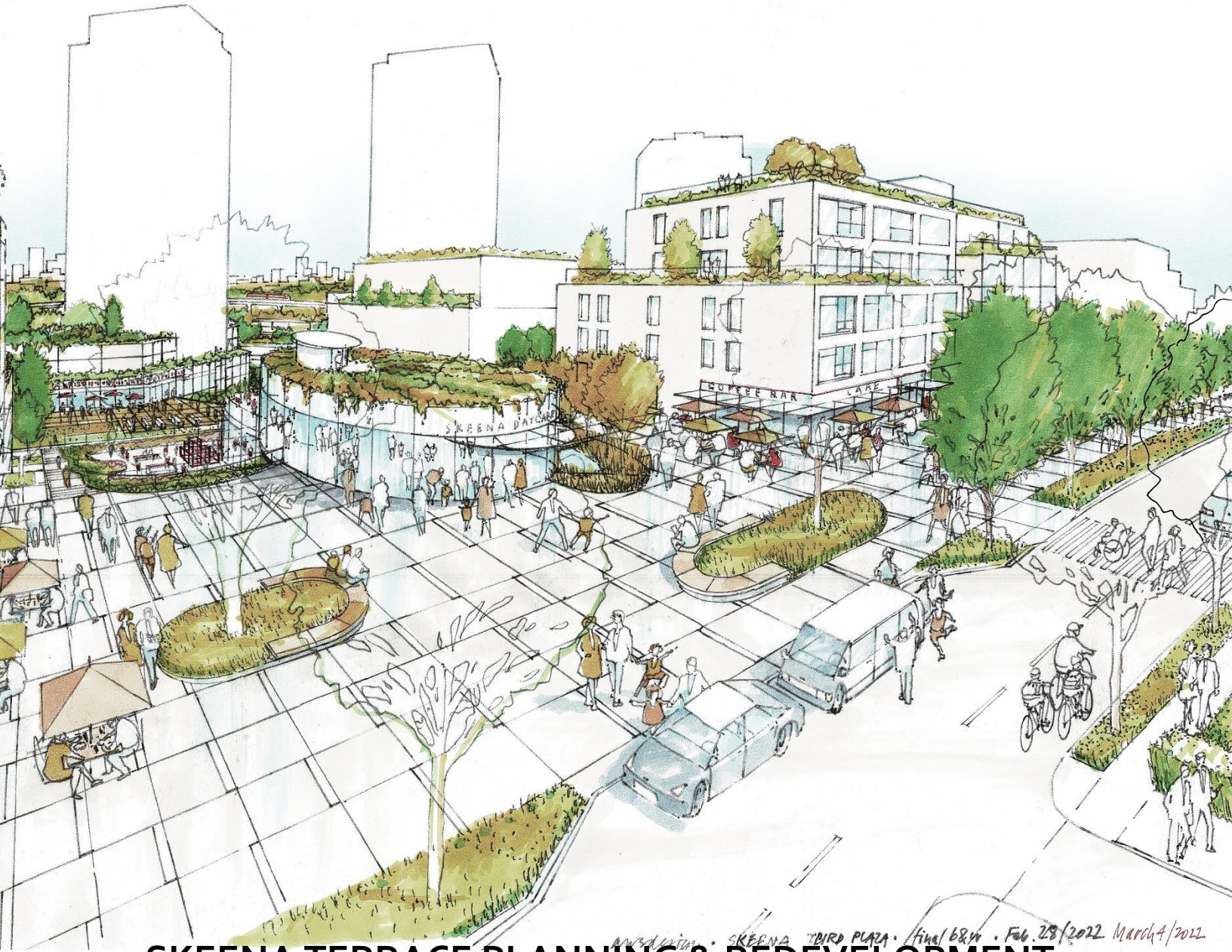
This sustainability approach to the design was generally well supported. 81% of respondents either really liked or liked with the design concept, while 5% either thought it needed improvement or disliked it.

Those respondents who provided additional comments generally supported the designs, with positive attention called to the plan’s interaction with the watershed, and green roofs. Concerns raised included a lack of clarity on indoor environments, including heating, cooling, and air filtration systems, and the inclusion of concrete buildings. Several respondents expressed a preference for passive house designs, and mass timber buildings.

Sustainability & Climate



■ I really like it ■ I like it ■ Neutral
■ Needs improvement ■ I don't like it ■ I don't know



MODUS PLANNING • SKEENA TERRACE PLAZA • Final B&M • Feb. 28/2022 March 4/2022

SKEENA TERRACE PLANNING & REDEVELOPMENT

Applicant-led Engagement Summary Report | 2021 – 2022

Prepared by: MODUS Planning, Design & Engagement
May 27, 2022

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1. EXECUTIVE SUMMARY

Skeena Terrace is located in East Vancouver, close to Burnaby and bounded by Lougheed Highway to the South, Cassiar Street to the West, 5th Avenue to the North and Skeena Street to the East. The site is operated by BC Housing and was developed in the 1960s as one of Vancouver's first directly managed social housing developments.

It is a beloved home to nearly 600 tenants, including many seniors, families, children and youth, and people of many different ethnic and cultural backgrounds. Those tenants live in 230 Rent-Geared-to-Income (RGI) units in townhomes, low-rise buildings, and one high-rise spread across the 10.8-acre site.

Since January 2021 BC Housing, in collaboration with the City of Vancouver and a team of consultants, has been undertaking a process to consider the redevelopment of Skeena Terrace. The buildings and infrastructure are aging, requiring extensive and ongoing repairs to ensure continued safety and livability for tenants. The redevelopment will create more and better-quality affordable housing for tenants living at Skeena Terrace today and for future generations.

The following report outlines activities undertaken to engage with tenants and stakeholders (i.e., community stakeholders and subject matter experts) conducted by the project team since the launch of the project in January 2021 through to April 2022. Engagement has included workshops, meetings, on-site pop-ups, paper workbooks and brochures, paper and online surveys, and supporting materials.

Engagement with tenants and stakeholders has consisted of several steps. The project team notified tenants and nearby community stakeholders about the launch of the project in January 2021. We engaged with tenants about their hopes and concerns for the future redevelopment of Skeena Terrace in Spring 2021, which contributed to the development of a set of Draft Guiding Principles. We engaged with tenants and stakeholders on the Draft Guiding Principles in Summer and Fall 2021, which contributed to the development of two preliminary concept options. We engaged with tenants and stakeholders to select and refine a preferred concept in Winter 2022, which was further developed into a Draft Concept Plan for the site. Finally, we engaged with tenants and stakeholders on the Draft Concept Plan in Spring 2022, which has been further refined based in-part on their feedback and has supported the development of a Policy Statement to guide the future redevelopment of Skeena Terrace.

The people and organizations that the project team has engaged with to-date include:

- Skeena Terrace tenants
- Skeena Terrace Tenants Association
- Thunderbird Community Centre
- Thunderbird Elementary School
- Hopehill (formerly Beulah Garden Homes)
- Hastings Sunrise Community Policing Centre (HSCPC)
- Vancouver Coastal Health (VCH)
- BC Non-Profit Housing Association (BCNPHA)
- Aboriginal Housing Management Association (AHMA)
- Community Impact Real Estate (CIRES)
- Disability Alliance BC

The project team has reached out to the Akali Singh Sikh Society, recognizing that they are a significant community stakeholder located nearby, but has been unable to meet with them to-date. We will continue to reach out to them as the project progresses.

2. INTRODUCTION

This report provides an overview of engagement activities that BC Housing, the City of Vancouver, and a team of consultants, collectively referred to as the 'project team', have undertaken for the Skeena Terrace planning and redevelopment process to-date.

The project team has engaged with tenants and stakeholders through various events and activities between January 2021 and April 2022, including workshops, meetings, on-site pop-ups, paper workbooks and brochures, paper and online surveys, and various notification and communications materials.

The following report provides a summary of tenant and stakeholder engagement details, including:

- An executive summary of engagement undertaken to-date;
- A detailed summary of tenant engagement;
- A detailed summary of stakeholder engagement;
- A description of the notification, communication and engagement materials used; and,
- Appendices which include a selection of engagement materials from the project to-date.

3. TENANT ENGAGEMENT

Since January 2021, the project team has engaged with tenants living at Skeena Terrace during each step of the project. The following section provides an overview of that engagement.

3.1. Tenant Notification – Winter 2021

On January 26, 2021, BC Housing Operations distributed a tenant notification letter and Frequently Asked Questions (FAQ) document to each household at Skeena Terrace. The notification materials included information about the launch of the planning and redevelopment process and how BC Housing would endeavour to protect tenants and minimize impacts to them throughout the process. BC Housing Operations also put posters up across the site encouraging tenants to read the notification materials and reach out if they had any questions or concerns that they would like to share.

Feedback Summary

- Little feedback was received during tenant notification
- General interest in participating in the process
- Questions about how tenants will be impacted by the redevelopment

3.2. Hopes & Concerns – Spring 2021

In this step, the project team sought to understand how tenants felt about living at Skeena Terrace today and what their hopes and concerns might be for the future redevelopment. Tenant input contributed to the development of a set of Draft Guiding Principles which would be presented in the next step of the project and later used to inform the development of preliminary site concept options.

Tenant Survey

Engagement Details

Tenant feedback on hopes and concerns was gathered through a paper and online survey, open between April 16 and May 8, 2021.

The project team distributed a printed copy of the survey along with a project brochure to each household at Skeena Terrace (see *Appendix A*), installed large-format poster boards outside in a central location at Skeena Terrace, and put up posters in each indoor common area on-site. The brochure, poster boards and posters included information about the project, the timeline, a description of what kind of information would be included in the eventual concept plan, BC Housing's commitments to tenants, information about how tenants could get involved, and a link to the online survey.

The project team received 22 completed surveys; 20 respondents were residents at Skeena Terrace and 2 were family members of residents.

Feedback Summary

What is it about living at Skeena Terrace that you like?

- Easy access to transit, retail and restaurants, grocery stores, community centre and hospital
- Gardens or backyards, green spaces and gathering spaces, on-site or in-suite laundry, beautiful views, and spacious units
- A quiet and safe community, with secure housing
- Management staff and great neighbours
- Affordable rent

What is it about living at Skeena Terrace that you would like to see changed?

- Suggestions to improve unit amenities including, access to private balconies, patios or yard space, in-suite laundry, a dishwasher, Wi-Fi and cable, storage space, and access to fresh air
- Suggestions to retain or improve upon on-site amenities, including gardens, gathering spaces, laundry rooms, a playground, and amenity rooms
- Suggestions to include additional amenities on-site, including retail, restaurants, services, a dog park, and bike parking
- Suggestions to design larger units, with basements and living rooms for families, and with multiple bathrooms
- Suggestion to group similar resident types together, especially to reduce impact or conflict between children/families and others. Preference to remain close to the current neighbours, friends, and support staff
- Suggestions to provide more on-site programming (e.g., free meal programs)
- Suggestions to improve building design, including environmentally friendly, modern layouts, colours, and modern finishings that are easier to maintain
- Suggestions to address noise, and privacy through sound proofing, site layout, one-way glass on lower units, and secure windows

- Suggestions to improve accessibility, including minimizing use of stairs and easier site circulation
- Suggestions to ensure units are easily maintained, and to provide more regular maintenance

What are your hopes for the planning and redevelopment process?

- Hope that tenants' thoughts and ideas are meaningfully incorporated into the planning and redevelopment process
- Hope that BC Housing is transparent in its decision-making process and tenants are kept up to date throughout the process
- Hope that the move-in process will be easy and convenient, and that tenants are able to move back in upon building completion
- Hope that the redevelopment process will be quick and done through a phased approach

What are your concerns for the planning and redevelopment process?

- Concern for impacts and disruption caused by construction, and for potential displacement
- Concern tenants may need to relocate far from Skeena Terrace, and that the relocation process will be exceptionally burdensome
- Concern with having to move homes, and a desire to stay at Skeena Terrace
- Concern the redevelopment process will take years to complete
- Concern tenants' thoughts and ideas will not be considered
- Desire for BC Housing to engage with local First Nations

3.3. Guiding Principles – Summer & Fall 2021

In this step, the project team sought tenant feedback on a draft set of guiding principles. Because much of the feedback was positive and focused on how to realize the principles through site planning and design, and other more specific decisions, tenant feedback contributed to the development of two preliminary concept options rather than making substantial changes to the Draft Guiding Principles.

Tenant Survey & Pop-ups

Engagement Details

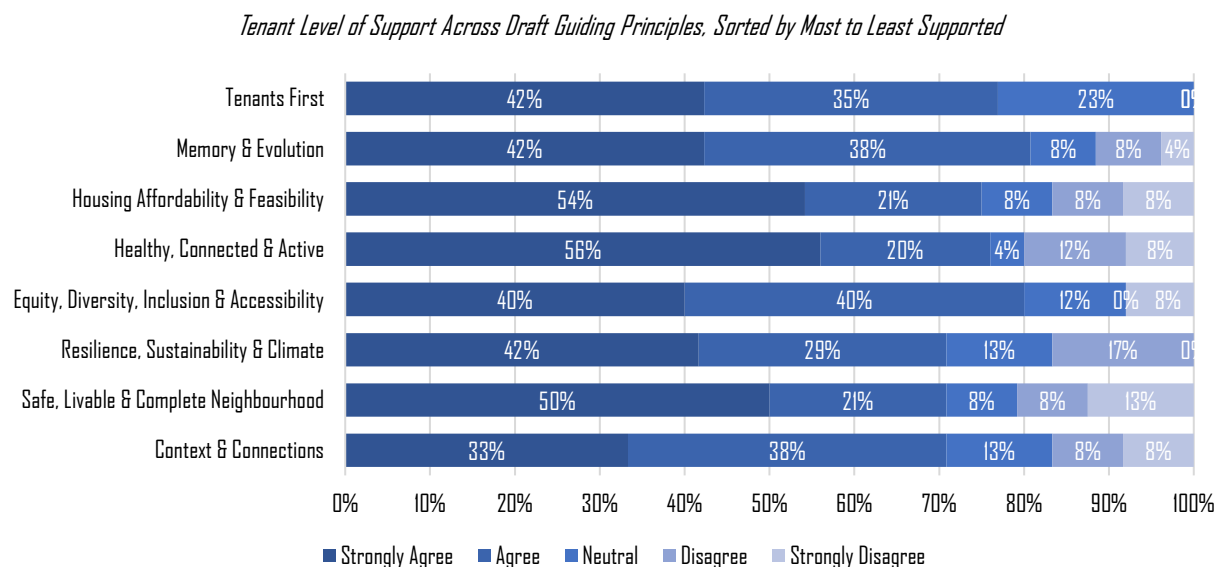
Tenant feedback on the Draft Guiding Principles was gathered through a paper and online survey, open between June 18 and July 23, 2021, and a series of on-site pop-ups hosted on July 22, 23 and 24, 2021.

The project team distributed a printed copy of the survey along with a project brochure to each household at Skeena Terrace (see *Appendix B*), updated the large-format poster boards on-site with new project information and hung new posters throughout common areas.

On July 16, a reminder to complete the survey was delivered to each household, along with a fun tree folding activity and art supplies and an invitation to attend the in-person pop-ups.

The project team received 27 completed surveys from tenants.

Feedback Summary

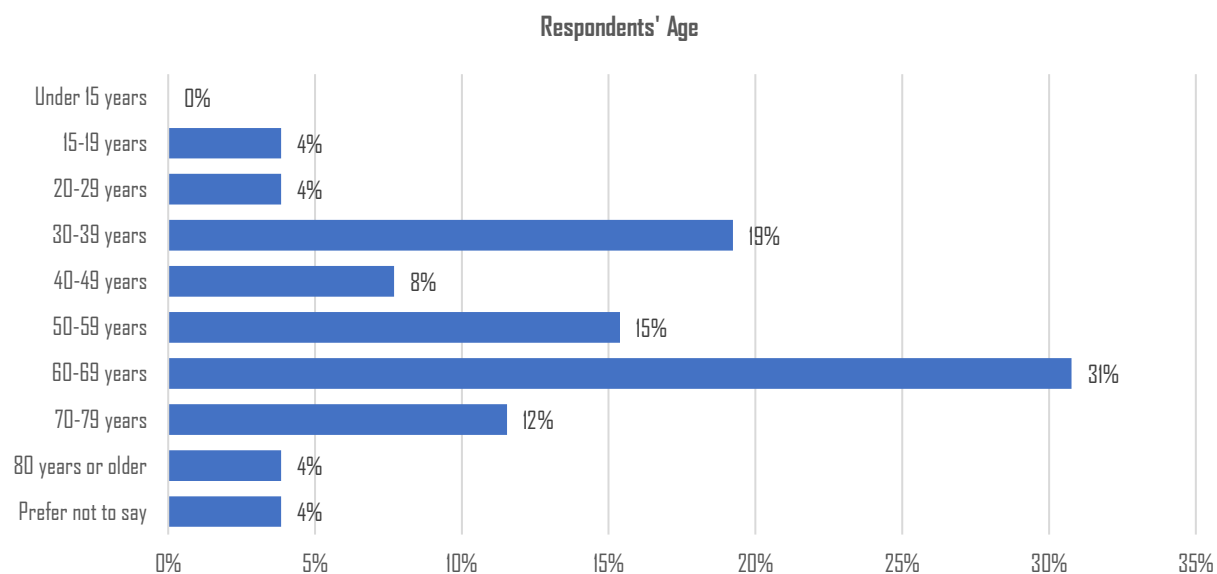


- Concerns about demolition, fear of displacement, and a lack of trust for BC Housing and the City of Vancouver. Preference for Skeena Terrace as it is (e.g., view, units, affordability, gardens)
- Support for an approach that puts tenants first, particularly around service and site design that is responsive to residents, including diverse mobility, cultural, health and wellness needs
- Suggestions to increase commitments to Truth and Reconciliation and to build a stronger sense of community among tenants
- Suggestions to improve recycling and consider opportunities for solar energy

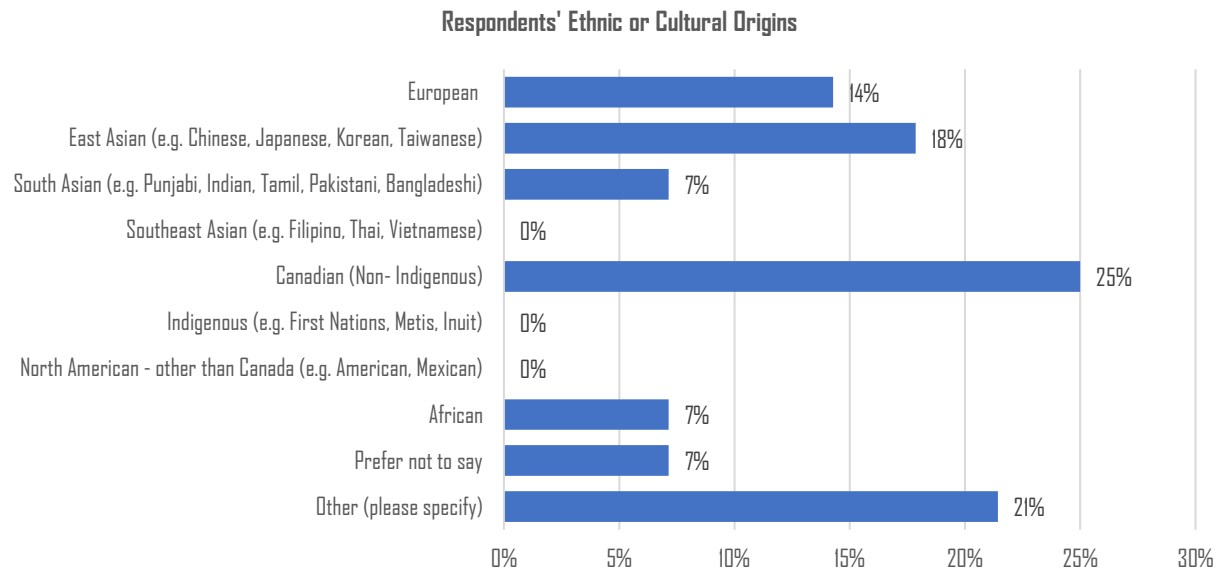
- Suggestions to improve green and open space, including increased tree coverage, additional healing areas and gathering spaces, youth spaces, basketball courts and fitness areas, and the preservation of food gardens
- Suggestions to improve amenities and programming, including access to food services, a community library, block watch and wellness programs
- Emphasis on BC Housing's accountability to the Draft Guiding Principles, particularly the Tenants First principle to reduce stress and uncertainty
- Suggestions for engagement, including working with nearby community groups, exploring the idea of a tenant ad hoc advisory group, ensuring that project communication is clear and accessible, and translating written materials

Respondent Demographics

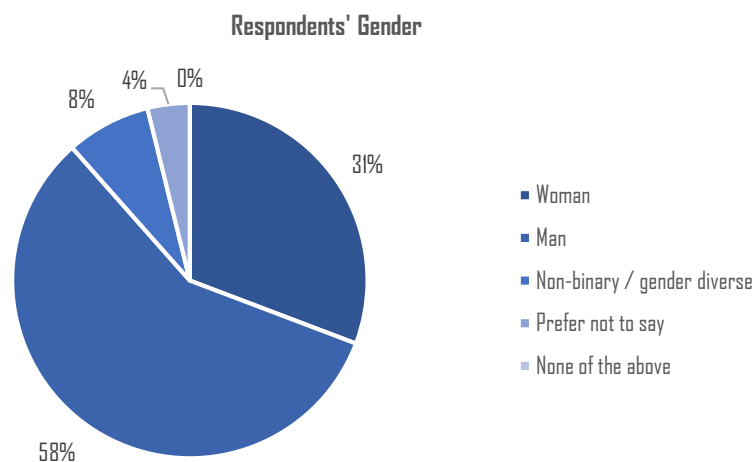
Below is a summary of demographic information gathered from tenants who responded to the survey.



Nearly half (47%) of survey respondents were 60 or older; about a third (31%) were between the ages of 60 and 69, while another 16% were 70 years of age or older. Nearly half (42%) of respondents were between the ages of 30 and 59. About 8% of respondents were youth, between the ages of 15 and 29.



Survey respondents' ethnic or cultural origins were quite diverse. Respondents identified themselves with Canadian (25%), East Asian (18%), European (14%), South Asian (7%), and African (7%) origins.



Over half (58%) of survey respondents identified as men, nearly a third (31%) identified as women, while 8% identified as non-binary or gender diverse. 4% preferred not to disclose their gender.

Tenants Association Meetings

Through late summer, the project team was encouraged to meet with several tenants who are part of the Skeena Terrace Tenants Association. The project team hosted two meetings in Fall 2021 with the Tenants Association to discuss the project and ongoing tenant engagement.

Meeting 1 - Event Description

The first meeting included introductions and a presentation by the project team on the redevelopment process and timeline, the draft guiding principles, a description of what kind of information would be included in the eventual concept plan, as well as information about the City of Vancouver's Tenant Relocation and Protection Policy and the commitments that BC Housing has made to tenants that meet the requirements of that policy. The presentation was followed by a Q&A and discussion.

Event Details

Date: September 23, 2021

Time: 10:00 am - 12:30 pm

Location: Skeena Hut (the community amenity space located on-site at Skeena Terrace)

Attendees

BC Housing staff and consultants

City of Vancouver staff

Tenants Association members

Discussion Summary

- Suggestions for how to best engage with tenants
- Suggestion that the Tenants Association could reach out to and support with engaging tenants
- Suggestion that the Hut, which is the main community amenity space providing much-needed community building programs, be retained and improved
- Suggestions to maintain and strengthen the relationship between Skeena Terrace, Thunderbird Community Centre and Thunderbird Elementary School
- Questions about the type of housing, and site and unit amenities that would be included in the redevelopment, suggestions to retain and build more much-needed family-oriented housing
- Questions about the types of open spaces and play areas that could be anticipated, suggestions to have a mix of spaces for children, youth, and adults of all ages
- Suggestions to maintain community and tenant gardens and build green roofs
- Concerns about the site's challenging topography, suggestions to improve how tenants move across the site, especially east and west
- Concern about climate and disaster resilience, suggestions to improve site heating and cooling especially during extreme heat events, suggestions to have areas for retreat to during disasters
- Concern about the stigma associated with living in social housing, suggestions for the redevelopment to blend into the community more through thoughtful, modern design
- Concern about safety, privacy and security, suggestions to improve those through redevelopment

Meeting 2 - Event Description

The second meeting included introductions and a presentation by the project team on the redevelopment process and timeline and proposed approach to engaging with tenants during the next

few steps of the project through printed workbooks and more in-person engagement where possible. The presentation was followed by a Q&A and discussion.

Event Details

Date: November 25, 2021

Time: 2:00 - 5:00 pm

Location: Skeena Hut (the community amenity space located on-site at Skeena Terrace)

Attendees

BC Housing staff and consultants

City of Vancouver staff

Tenants Association members

Discussion Summary

- Additional suggestions for how to best engage with tenants, including active participation from the Tenants Association and the importance of word of mouth
- Suggestions to simplify and make our materials more accessible, use more visuals
- Suggestions to make use of the Hut as a space to engage with tenants
- Suggestions for the best time of day to engage with tenants
- Suggestions to meet with a community policing worker who used to do a lot of community development work at Skeena Terrace through Hastings Sunrise Community Policing Centre
- Suggestions to engage with local faith communities
- Additional questions about the type of housing that would be included in the redevelopment, suggestions for improving amenities across the site and in units
- Suggestions to maintain important site programs and to continue to work with organizations like the Food Bank to offer those programs
- Suggestions to maintain and improve the relationship with Thunderbird Community Centre, coordinate programming, community dinners and seniors food programs, shared gathering spaces, training related to restorative justice and first aid
- Suggestions for different types of open spaces and play areas
- Suggestions for ensuring buildings are resilient to natural disasters, especially earthquakes
- Questions about construction, support for phased construction to minimize disruption to tenants
- Concern about ongoing stigma related to living in social housing
- Concern about site safety, suggestions that safety has improved over the years

3.4. Concept Options – Winter 2022

In this step, the project team sought tenant input on a several key topics that would help to select and refine a preferred concept option to guide the redevelopment of Skeena Terrace. Topics included tenant preferences for housing qualities, outdoor activities, indoor activities, shopping and services, landscape character, mobility and connections, trees and vegetation, and whether it would be acceptable to carefully move a site memorial during construction.

Tenant Workbook & Pop-ups

Engagement Details

Tenant feedback on the topics described above was gathered through a paper workbook, open between January 10 and 21, 2022, and seven on-site pop-ups hosted by the Tenants Association.

The project team distributed a printed copy of the workbook (see *Appendix C*) and invitation to the pop-ups to each household at Skeena Terrace and set up display boards and printed maps in the Hut. The pop-up included a display of project information, identical to the workbook, additional workbooks, and information about the City of Vancouver's Tenant Relocation and Protection Policy.

We received 63 completed workbooks from tenants. The completed workbooks represented between 17% and 26% of the total tenant population, based on response rate and household size.

Feedback Summary

Housing Qualities: What qualities would you like your future unit to have?

- Support for units that are connected to private outdoor space (73%), and with access to daylight (71%). Less support for larger communal spaces (41%) and ground level units (37%)
- Suggestions to improve unit design, including bigger bathrooms and kitchens, new and improved appliances, increased privacy and soundproofing, hardwood floors, and air conditioning
- Suggestions to improve accessibility on-site and in units, provide outdoor space, and improve energy efficiency and security

Outdoor Activities: What outdoor activities would you like to see at Skeena Terrace?

- Support for gardening (60%), visiting with family, friends or neighbours outdoors (56%), resting or appreciating nature (54%), and eating or picnicking (52%)
- Suggestions to include garden plots, barbeque areas, bike racks and parking, places for prayer

Indoor Activities: What indoor activities would you like to see at Skeena Terrace?

- Support for indoor recreation (46%), communal cooking/dinning (43%), large gatherings (40%)
- Support for arts and creative activities (35%), learning and reading (35%), employment skills training (33%), and office or business services (33%)
- Suggestions to include basketball hoops, a running track, swimming pool or spa, and library

Shopping Service: What local shopping and services would you like to see at Skeena Terrace?

- Support for a small grocery or corner store (75%), restaurant or café (62%)
- Less support for daycare (22%)
- Suggestion to provide medical services, recycling stations, a coffee shop and market, Canada Post station, car washing station, and a supermarket

Landscape Character: What type of landscape character would you prefer at Skeena Terrace?

- Support for open lawn areas with trees (57%), natural areas (57%), patios and plazas (52%), and formal garden rooms (44%). Less support for (25%) tree groves
- Suggestions to design ponds, benches, bridge walkways, bird feeders, and totem poles, and to include flowers, fruit trees, and open lawn areas

Mobility & Connections: What is your preferred way to move around?

- Preference for transit (75%), followed by walking (67%). Less preference (47%) to travel by private vehicle or to cycle or roll (27%)
- Suggestions to increase parking, and space for school buses and emergency vehicles. Some tenants noted they prefer to travel by taxi or Uber
- Tenants take diverse routes to and from home. Workbook respondents most frequently travel by Cassiar Street, Rupert Street, E Broadway, East 8th Avenue, Hermon Drive, East 5th Avenue, Skeena Street, and Lougheed Hwy

Trees & Vegetation: Are there individual trees or groups of trees that you feel are important to protect?

- The trees and vegetation are important to Skeena Terrace residents. Almost all groups of trees were selected by respondents as important to protect. Some concern about aging trees

Memorial Table: We know the memorial table is important to the community. We may need to carefully move it elsewhere at Skeena Terrace as part of the redevelopment. Is this acceptable to you?

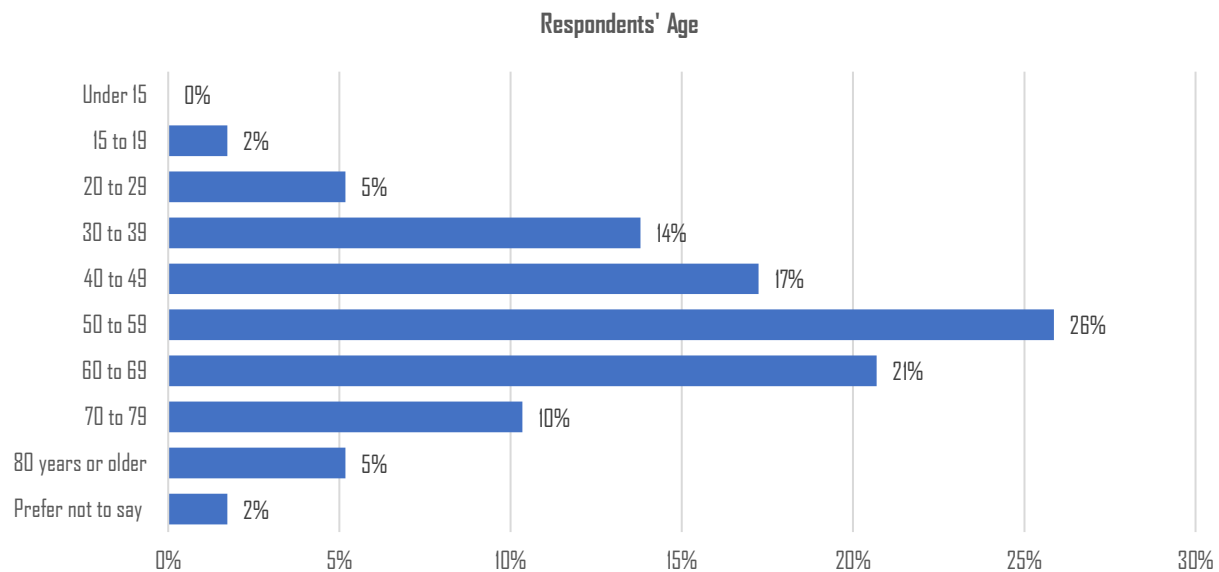
- Support for the memorial table being carefully moved (62%)
- Concern with moving the table (6%)
- Some of respondents are unsure (19%)

Additional Comments: Is there anything else you would like to share with BC Housing about the future redevelopment of Skeena Terrace or what you would like to see here in the future?

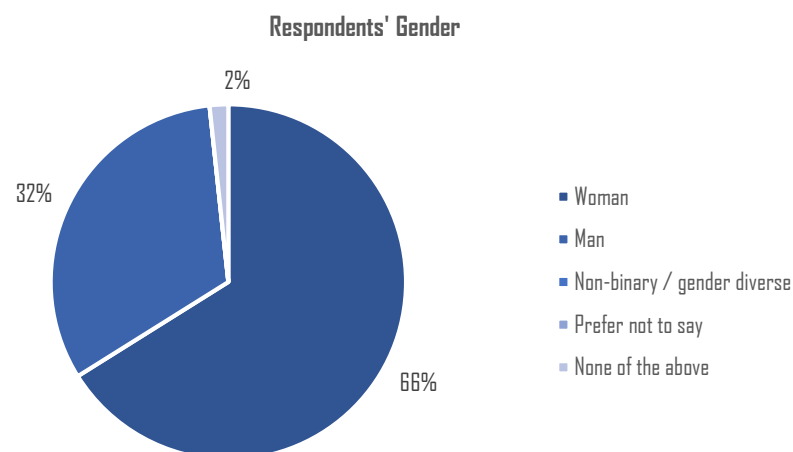
- Both support and concern for the redevelopment in general
- Suggestions to improve amenities in units and on site, including new appliances, a local convenience or grocery store, more parking, a swimming pool and skating area
- Concerns and suggestions to improve security, privacy and unit comfort
- Concerns with handling noise complaints, and requests for unit changes
- Suggestions to include accessible bathrooms and open concept units, as well as fewer or no stairs
- Suggestion to include rainwater harvesting, support for landscaping with gardens and flowers
- Support for minimizing disruption to current tenants, and fostering community building through the redevelopment
- Questions about the project timeline and phasing, and a request to be contacted personally for feedback

Respondent Demographics

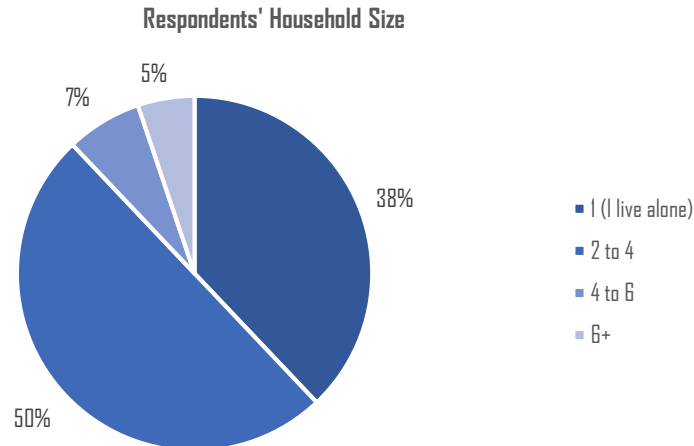
Below is a summary of demographic information gathered from tenants who responded to the workbook.



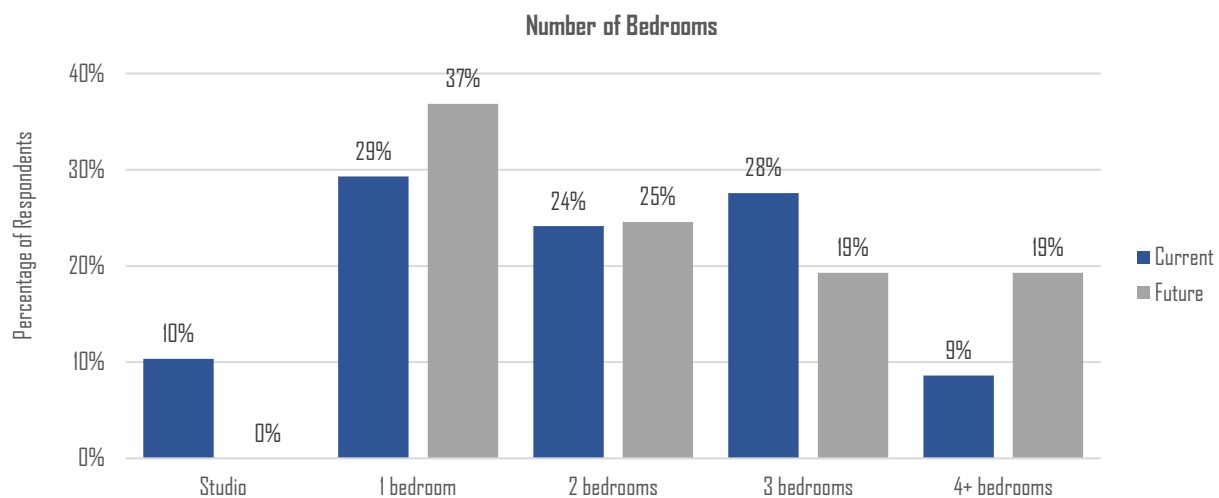
Over half of workbook respondents (57%) were between the ages of 30 and 59. Just over a third (36%) of respondents were 60 or older. 7% were youth between the ages of 15 and 29.



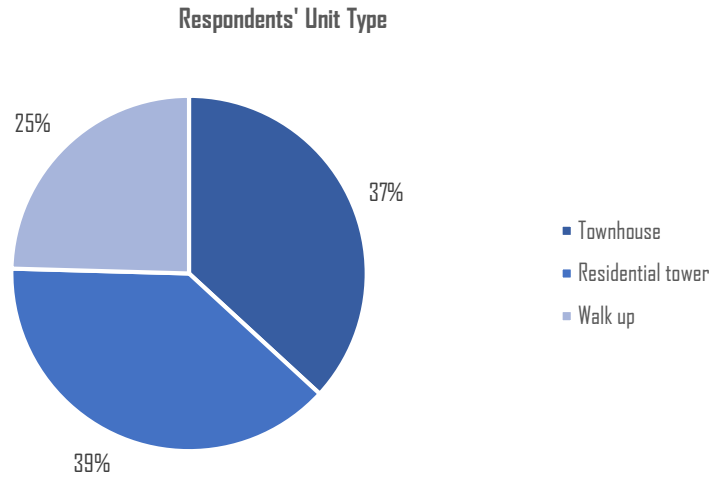
About two-thirds of workbook respondents (66%) identified as women, while one-third identified as men. No respondents identified themselves as non-binary / gender diverse, and 2% selected none of the above indicating they identify as a trans man.



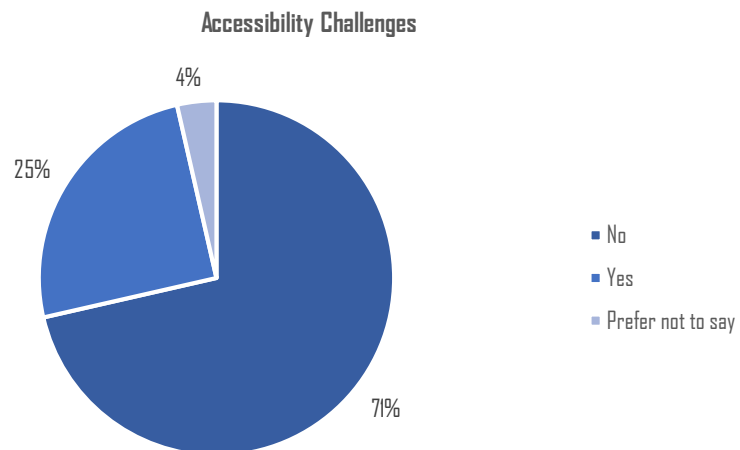
Half of workbook respondents (50%) live in a household of two to four people. Over a third (38%) of respondents live alone, 7% of respondents live in a household of four to six, and 5% live with six or more.



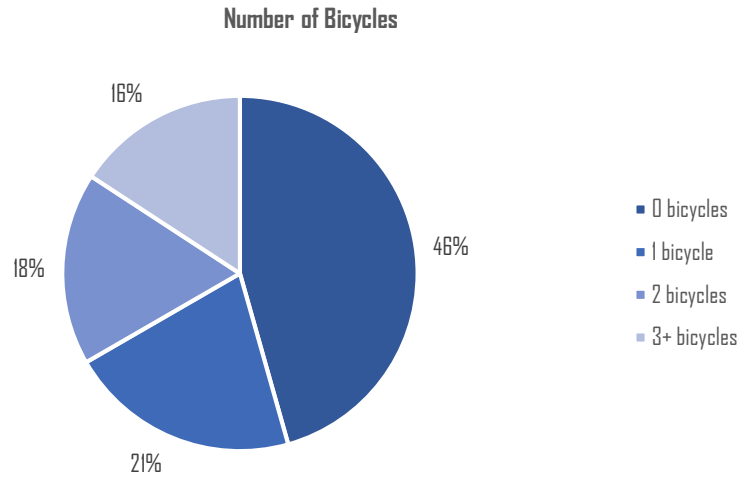
In the future, over a third of workbook respondents will require a one-bedroom (37%), followed by two- (25%), three- (19%) and four-bedrooms (19%). Currently, 10% of respondents live in a studio, but none suggested they would require a studio going forward. Only 9% of respondents currently live in a 4+ bedroom, although an additional 10% expect the need for one to come.



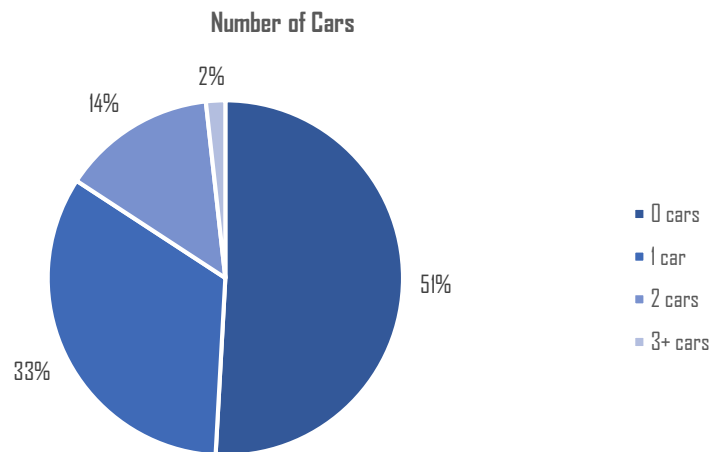
We heard primarily from tenants in the residential tower (39%) and townhouses (37%). A quarter (25%) of respondents live in the walk-ups (25%).



Over two-thirds of workbook respondents (71%) answered that neither themselves nor family members have accessibility challenges. One-quarter (25%) of respondents answered that they or their family members have accessibility challenges or use special mobility equipment.



Nearly half of workbook respondents (46%) do not own a bicycle. Over a third (39%) of respondents have either 1 or 2 bicycles, and 16% have three or more bicycles.



About half (51%) of workbook respondents do not own a car, while about one-third (33%) own one car. 16% of respondents own either 2 or more cars.

3.5. Draft Concept Plan – Spring 2022

In this step, the project team sought tenant feedback on a Draft Concept Plan to guide the redevelopment of Skeena Terrace. Tenant feedback contributed to the refinement of the Draft Concept Plan and the development of the Policy Statement.

Tenant Workbook & Pop-ups

Engagement Details

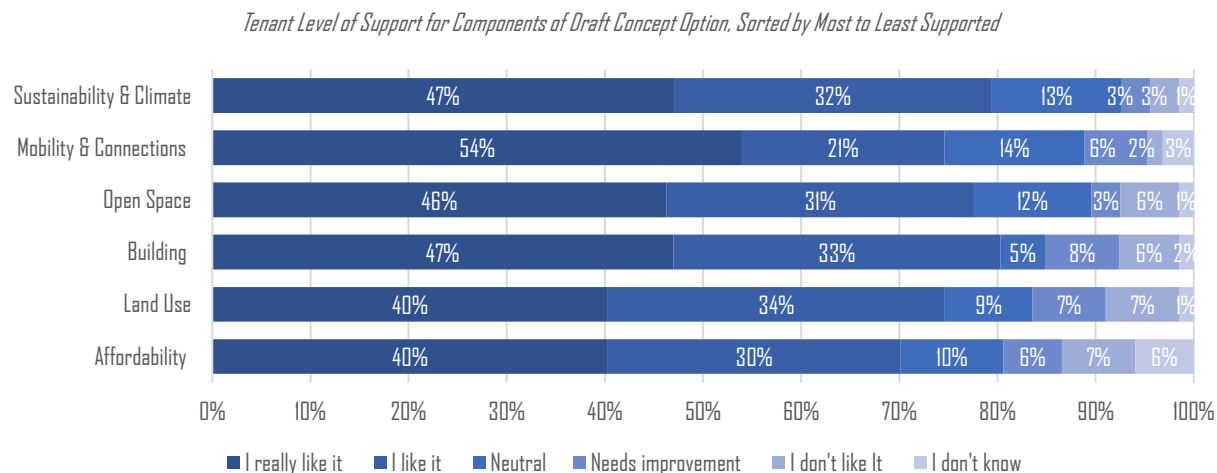
Tenant feedback on the Draft Concept Plan was gathered through a paper workbook, open between March 28 and April 10, 2022, on-site pop-ups hosted on April 6 and 9, and the public online survey.

On March 14, the project team distributed a postcard notifying tenants that information about the Draft Concept Plan had been published online on the City of Vancouver's Shape Your City project webpage for Skeena Terrace and that they would be receiving additional information on March 28. The team also distributed a one-page information sheet clarifying how BC Housing would endeavour to protect tenants and minimize impacts in line with the City's Tenant Relocation and Protection Policy. These materials were distributed to each household.

On March 28, the project team distributed a printed copy of the workbook (see *Appendix D*) and invitation to the pop-ups to each household at Skeena Terrace.

We received 70 completed workbooks and online tenant surveys, along with 92 written pop-up comments. The completed workbooks represented between 19% and 27% of the total tenant population, based on response rate and household size.

Feedback Summary



Land Use: Please share any comments on the land uses

- Support for the proposed land uses
- Support for affordable food services. Concerns with the need for additional amenities
- Suggestion and concerns about the safety and placement of commercial space and amenities
- Suggestions for community amenities and programming, including a pool and park, totem poles, block watch, and arts program

- Concerns about residential use, that amenities may reduce the space available for affordable family housing, concern about highway pollution, and suggestions to place senior units near the community centre
- Concern about mobility and the challenging topography, questions about residential parking
- Concern with tenant engagement and changing plans

Open Space: Please share any comments on the open spaces

- Support for the proposed open spaces
- Support and suggestions for gardens, as well as concern about protecting old trees
- Support and suggestions for greenspace on site, including backyards and grassy areas
- Suggestions to include community/ family spaces, including a recreation room, basketball court, swimming pool, and support for dog parks. Concern teenagers will dominate the public places
- Suggestions to design for site topography and mobility challenges, make the site easy to navigate
- Concern the engagement materials are challenging to read
- Concerns the towers will shade and block the view, and that site improvements will reduce housing supply
- Concern open space does not account for site size and suggestion to not include a water feature

Buildings: Please share any comments on the buildings

- Support for the proposed buildings
- Suggestions to improve building design, including laundry on each floor, quality building materials, easy access to fire escape, and no underground parking
- Suggestions to improve unit design; balconies, patios, more washrooms, and larger units
- Some support the proposed heights and taller towers, while others expressed preference for townhomes or smaller towers
- Concerns the building height will block the skyline and suggestions for tower placement
- Support for increasing affordable housing, and concern market rentals will increase rent prices
- Concern about access to transit and Thunderbird for those with mobility challenges
- Suggestions to increase site accessibility by removing use of stairs and increasing ground units
- Concern the redevelopment will not be as it is proposed

Affordability: Please share any comments on the proposed affordable housing approach

- Support for the proposed affordable housing approach
- Support for below market units and maintaining affordable rent, suggestions to reduce the number of market rental units
- Support and concern for a mix of market and affordable housing
- Support for removing studio units and increasing family units, suggestions to provide sufficient one-bedroom units to meet current tenant needs
- Concern that units need improvement now, and suggestions to address immediate issues rather than spending resources on redevelopment
- Concern tenants will be displaced, and an increased density will lead to an increase in crime

Mobility & Connections: Please share any comments on the approach to mobility and connections

- Support for considering accessibility and safety of pedestrian and cyclists

- Support for a walkable development, suggestions to provide safe bike storage, and question about proposed bus routes
- Concern accessing the SkyTrain, amenities on the hill is difficult for those with mobility challenges
- Support and concerns about underground parking
- Concerns with making Hermon Drive a one-way and suggestion to add speed bumps
- Support for the proposed approach to mobility and connections
- Concern the redevelopment will reduce affordability and displace high-rise tenants. Suggestion to focus on providing increased supply of affordable units

Sustainability & Climate: Please share any comments on the approach to sustainability and climate

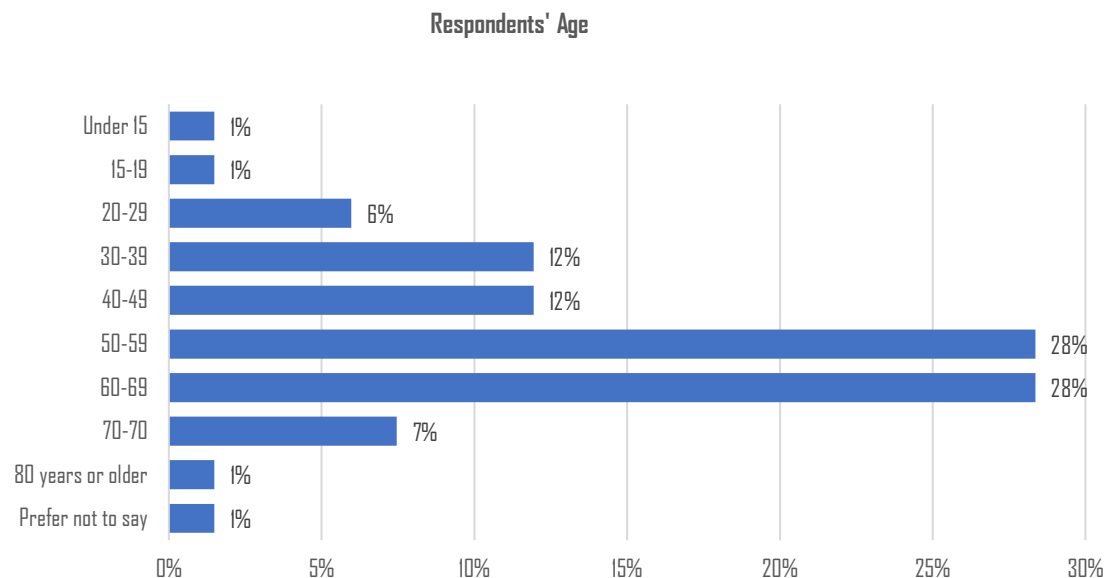
- Support for the proposed approach to sustainability and climate
- Support for providing flowers, green space, urban tree canopy, and increasing biodiversity.
- Concerns about tree maintenance and aging trees
- Support for green roofs and improved building design
- Concerns with current site drainage
- Suggestions to practice sustainable demolition, and to provide solar and wind energy
- Suggestions to improve recycling, including instructions in multiple languages

Final Thoughts: Is there anything else you would like to share with BC Housing about the future redevelopment of Skeena Terrace or what you would like to see here in the future?

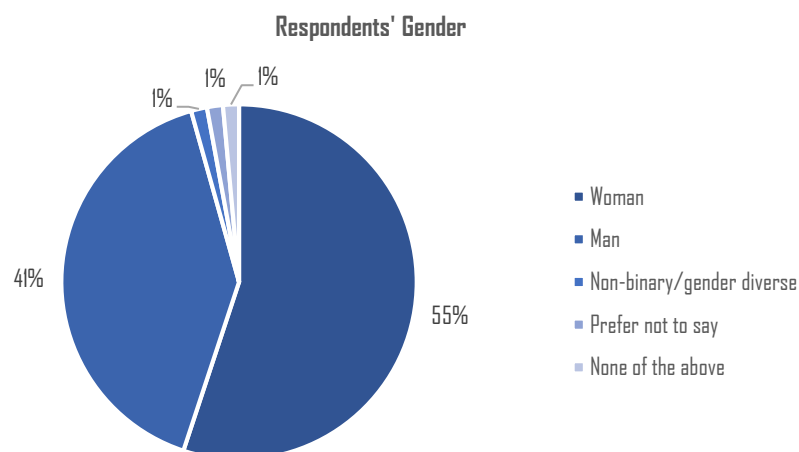
- Support for the proposed Draft Concept Plan
- Suggestions to provide larger family units, more accessible units, improve unit amenities, safety
- Questions about the project timeline and redevelopment, and suggestions to phase demolition. Support for a quick redevelopment process
- Support for tenant engagement opportunities and suggestions to improve the process
- Support for food services, indoor and outdoor gathering spaces, and dog parks
- Suggestion to improve programming, including arts programs, neighbourhood watch, dinner programming, social support services and job training
- Suggestion to design green and open space to support biodiversity and minimize crime
- Concern about towers, increased density, losing family style housing and low-income townhomes. Concern the redevelopment will impact residents' connection to place
- Suggestion to locate seniors near the community centre
- Concern market rentals will increase housing price and support for maintaining affordable units
- Support for a design that responds to those with mobility challenges, and a suggestion to change amenity placement
- Support for street parking, and suggestions to consider parking for handy darts and handicap parking for tenants

Respondent Demographics

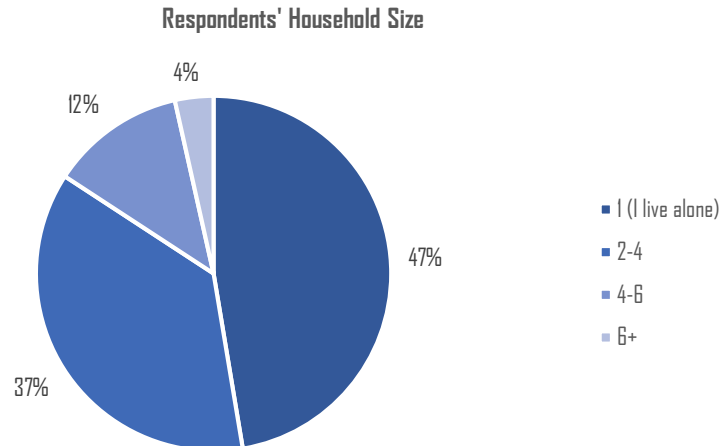
Below is a summary of demographic information gathered from tenants who responded to the workbook.



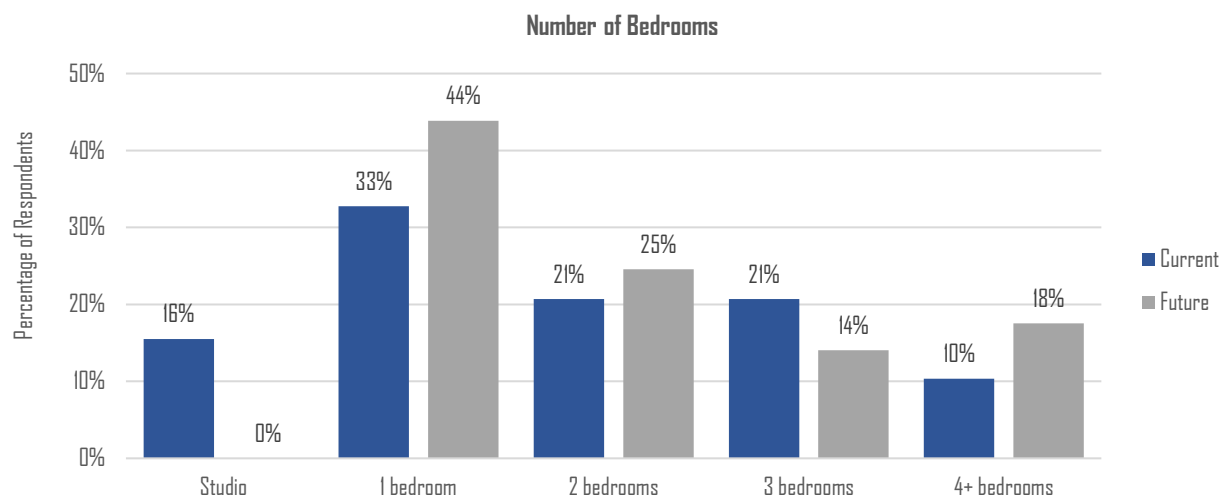
About half of tenant workbook and survey respondents (52%) were between the ages of 30 and 59. Just over a third (36%) of respondents were 60 or older. 8% were youth and children up to 29 years old.



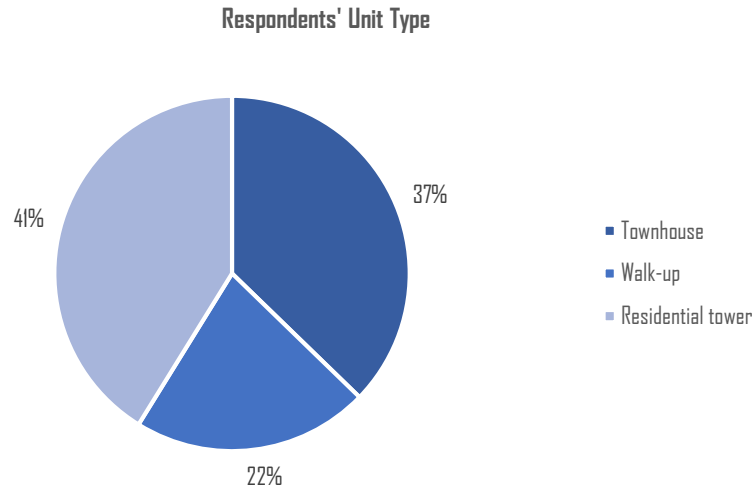
Just over half (55%) of tenant workbook and survey respondents identified as women, while just under half (41%) identified as men. 1% of respondents identified as non-binary or gender diverse, selected none of the above, or preferred not to say, respectively.



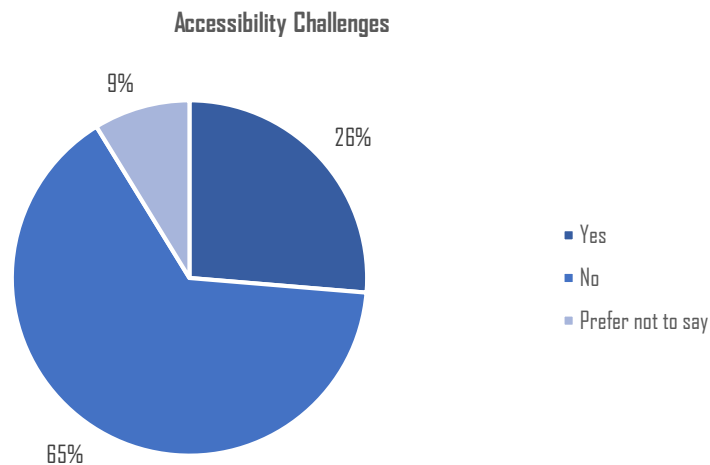
About half of tenant workbook and survey respondents (47%) live alone. Over a third (37%) of respondents live in a household of two to four people. 12% of respondents live in a household of four to six, and 4% live with six or more.



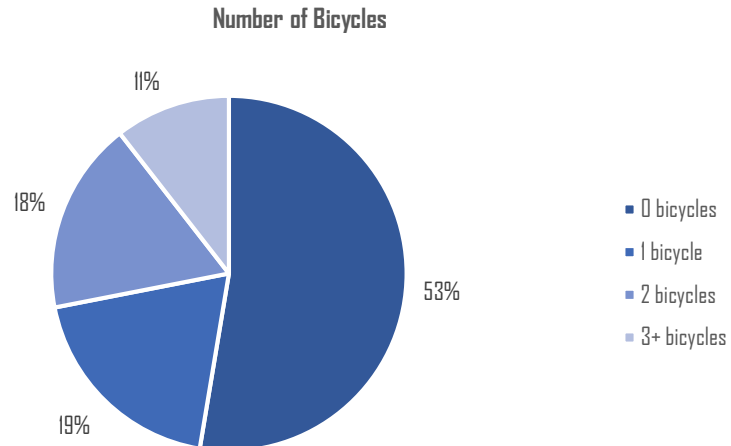
In the future, nearly half of tenant workbook and survey respondents will require a one-bedroom (44%), followed by two- (25%), four- (18%), and three-bedrooms (14%). Currently, 16% of respondents live in a studio, but none suggested they would require a studio going forward. Only 10% of respondents currently live in a 4+ bedroom, although an additional 8% expect the need for one to come.



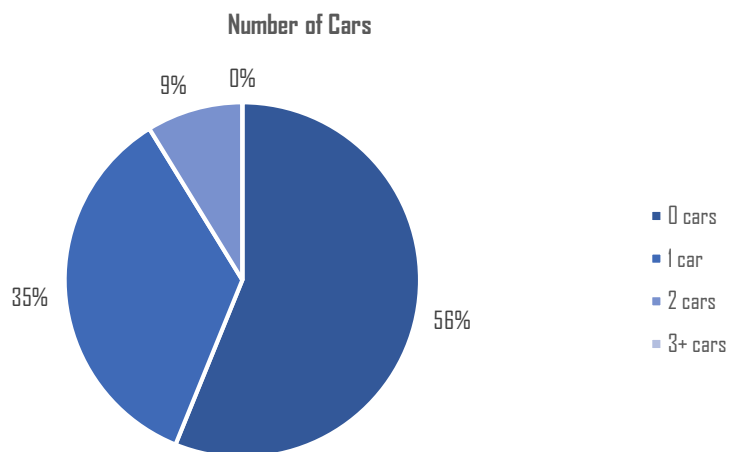
We heard primarily from tenants in the residential tower (41%) and townhouses (37%). Less than a quarter (22%) of tenant workbook and survey respondents live in the walk-ups.



About two-thirds of tenant workbook and survey respondents (65%) answered that neither themselves nor family members have accessibility challenges. One-quarter (26%) of respondents answered that they or their family members have accessibility challenges or use special mobility equipment.



Just over half of tenant workbook and survey respondents (53%) do not own a bicycle. Over a third (37%) of respondents have either 1 or 2 bicycles, and 11% have three or more bicycles.



Over half (56%) of tenant workbook and survey respondents do not own a car, while about one-third (35%) own one car. 9% of respondents own two cars. None own three or more cars.

4. STAKEHOLDER ENGAGEMENT

Since Summer 2021, the project team has engaged with community stakeholders and subject matter experts during each step of the project. The following section provides an overview of that engagement.

The stakeholder groups that the project team has engaged with to-date include:

- Thunderbird Community Centre
- Thunderbird Elementary School
- Hopehill (formerly Beulah Garden Homes)
- Hastings Sunrise Community Policing Centre (HSCPC)
- Vancouver Coastal Health (VCH)
- BC Non-Profit Housing Association (BCNPHA)
- Aboriginal Housing Management Association (AHMA)
- Community Impact Real Estate (CIRES)
- Disability Alliance BC

The project team has reached out to the Akali Singh Sikh Society, recognizing that they are a significant community stakeholder located nearby, but has been unable to meet with them to-date. We will continue to reach out to them as the project progresses.

4.1. Guiding Principles – Summer & Fall 2021

In this step, the project team met with community stakeholders and subject matter experts to provide an overview of the Skeena Terrace planning and redevelopment project (*see Appendix E*), gather feedback on the process and draft guiding principles, assess their willingness and desire to contribute to the project in an ongoing way, and answer questions. Stakeholder feedback contributed to the refinement of our engagement approach and the development of two preliminary concept options which were presented to stakeholders in the subsequent step.

Vancouver Coastal Health (VCH) Meeting and Letter

Event Details

Date: June 7, 2021 (follow-up letter received July 20, 2021)

Time: 2:30 – 4:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

Vancouver Coastal Health staff

Discussion Summary

- Support for the equity, diversity, inclusion and accessibility, tenants first draft guiding principle
- Support for affordable family-oriented housing that strives to address climate mitigation and adaptation, and suggestion to consider mitigating health impacts of climate change through building design
- Support for accounting for the physical, mental, and social aspects of wellbeing, and the integration of the Provincial *Healthy Built Environment Linkages Toolkit* in redevelopment

- Suggestions to address food security and accessibility, particularly to improve affordable food retail in the area
- Suggestions to mitigate noise pollution under the healthy, connected & active guiding principle, through neighborhood planning and building design
- Suggestion to increase access to greenspace, particularly shaded play and gathering spaces on-site, and an increase in tree canopy cover
- Suggestion to apply a population health and health equity lens in planning and decisions

BC Non-Profit Housing Association (BCNPHA) Meeting

Event Details

Date: September 24, 2021

Time: 10:00 am – 12:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

BCNPHA staff

Discussion Summary

- Comments explaining common challenges of tenants and non-profit housing operators
- Suggestions to ensure long-term financial sustainability
- Suggestions to improve building stock in terms of energy and safety requirements
- Suggestions about non-profit development consultants, operators, and tenant relocation

Aboriginal Housing Management Association (AHMA) Meeting

Event Details

Date: September 28, 2021

Time: 9:00 – 10:30 am

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

AHMA staff

Discussion Summary

- Questions about support services, integration with the surrounding community, and operations
- Suggestions to understand and centre the needs of the community
- Suggestions to address a spectrum of affordable housing and provide accessible unit
- Suggestions to provide culturally appropriate spaces, delivered in culturally appropriate ways

Thunderbird Community Centre Meeting

Event Details

Date: October 7, 2021

Time: 3:30 – 5:00 pm

Location: Thunderbird Community Centre – 2311 Cassiar St, Vancouver, BC V5M 3X3

Attendees

BC Housing staff and consultants

City of Vancouver staff

Thunderbird Community Centre board members and staff

Discussion Summary

- Support for minimizing disruption to tenants
- Suggestions to maintain and strengthen the relationship with Thunderbird Community Centre, Thunderbird Elementary School and other nearby community stakeholders
- Questions about project funding and project phasing
- Comments on the importance of disaster resilience, aligning strategic planning, and planning for an increase in population
- Concern about survey accessibility and need for translation of engagement materials
- Interest in helping with community outreach and seeing a 3D model

Thunderbird Elementary School Meeting

Event Details

Date: October 8, 2021

Time: 9:30 – 11:00 am

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

Thunderbird Elementary School Principal

Discussion Summary

- Support for prioritizing equity, diversity and inclusion and minimizing disruptions to families
- Comments about the student demographics and number of students that live at Skeena Terrace
- Interest in future involvement including concept options

Hopehill (formerly Beulah Garden Homes) Meeting

Event Details

Date: November 3, 2021

Time: 2:00 – 3:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

Hopehill staff

Discussion Summary

- Questions about the housing mix and integration, and intentions for retail space
- Suggestion to improve connectivity with the neighbourhood and to provide pathways for recreation and social connection
- Suggestions for meal and grocery programs for residents
- Suggestions for cultivating intergenerational connections
- Support for a pharmacy or walk-in clinic on-site

Community Impact Real Estate (CIRES) Meeting

Event Details

Date: November 4, 2021

Time: 1:30 – 3:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

Community Impact Real Estate staff

CIRES staff

Discussion Summary

- Questions related to the types of retail opportunities and supports available
- Support for retail and suggestions for the potential types and locations of retail space
- Suggestion to consider contribution to public realm, as well as proximity to industrial space

Hastings Sunrise Community Policing Centre (HSCPC) Meeting

Event Details

Date: January 14, 2022

Time: 10:00 – 11:00 am

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

HSCPC staff

Discussion Summary

- General support for guiding principles
- Questions about funding partnerships, population increase and timing, support services on site
- Concern about tenants' history of mistrust for the police, government and social services and the need to engage in a way that is authentic
- Suggestions to provide accessible, early and ongoing information
- Comments on the importance of Thunderbird Community Centre, Thunderbird Elementary School, and Skeena Terrace Hut for community development
- Comments about the neighbourhood being historically underserved and lacking amenities
- Suggestion to include a community art space that is co-developed with tenants
- Questions about the future range of affordability and community demographics

4.2. Concept Options – Winter 2022

In this step, the project team hosted two workshops with community stakeholders and subject matter experts as part of a weeklong charrette to gather feedback on two preliminary concept options that would guide the future redevelopment of Skeena Terrace. Stakeholder feedback contributed to the selection and refinement of a preferred concept option which was presented to tenants, stakeholders and the public in the subsequent step.

External Stakeholder Workshop

Event Description

The workshop included an introduction and presentation by the project team on the project's guiding principles and big ideas, site and policy analysis, and overview of two concept options. The presentation was followed by breakout group discussions about what works well, what doesn't, and what may be missing in each option.

Event Details

Date: January 26, 2022

Time: 9:30 am – 12:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants
City of Vancouver staff
Thunderbird Community Centre board members and staff
Thunderbird Elementary School Principal
Hastings Sunrise Community Policing Centre (HSCPC) staff
Hopehill (formerly Beulah Garden Homes) staff
BC Non-Profit Housing Association (BCNPHA) staff
Vancouver Coastal Health (VCH) staff
Disability Alliance BC staff

Discussion Summary

- *Open space & landscape:* Suggestions to clarify the tenant mix and associated programming, and to maintain tenant relationships with Thunderbird Community Centre and Elementary School through programming. Support for providing common open space to facilitate relationship-building. Concern for play areas on sloping terrain. Suggestions to consider the balance of private vs. public, large vs. intimate, and flexible vs. programmed spaces.
- *Mobility, connectivity, accessibility:* Suggestions to improve connections (e.g., to transit, east-west across the site, and to the surrounding neighbourhood), to better define the site entry point, and to alleviate traffic concerns. Concern with site topography and mobility challenges, and a suggestion to clarify where accessible units will be located on site. Concern about reducing car dependency and the impact on low-income families.
- *Site planning, building form, program:* Suggestions to ensure adequate amenities and strong tenant-staff relationships given the increased. Suggestions to better demonstrate the connections and benefits of redevelopment for tenants and the surrounding community. Suggestions to better demonstrate how BC Housing will minimize disruption that could occur during redevelopment, through phasing and construction management strategies.

- *Sustainability & climate resiliency*: Support for maintaining tree canopy and providing access to indoor and outdoor spaces for heat respite. Support for water re-use, renewable energy options, embodied carbon considerations, as well as ways to reduce waste streams through demolition and construction. Concern about noise, air quality, and traffic along Lougheed Highway.
- *Site program prioritization*: Suggestions to prioritize the needs of vulnerable populations and current tenants, to continue current seniors' programming, and to provide nature-based play for children. Support for health and medical services on site, access to food through retail and gardening, affordable sports and youth programming, and for large indoor and outdoor communal gathering spaces.

BC Housing Internal Stakeholder Workshop

Event Description

The workshop included an introduction and presentation by the project team on the project's guiding principles and big ideas, site and policy analysis, and overview of two concept options. The presentation was followed by breakout group discussions about what works well, what doesn't, and what may be missing in each option.

Event Details

Date: January 26, 2022

Time: 1:30 – 3:30 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

BC Housing Operations staff

BC Housing Communications staff

BC Housing Development and Asset Management staff

BC Housing Sustainability staff

Discussion Summary

- *Open space & landscape*: Support for tailoring open space programming to the anticipated tenant mix, and for designing central green spaces to provide cooling, social connection, and crime prevention. Suggestion to consider solar access and to perform a shadow analysis.
- *Mobility, connectivity, accessibility*: Suggestions to consider the broader community context, including transit planning and a potential shuttle service. Suggestions to consider a more detailed analysis of universal accessibility on site.
- *Site planning, building form, program*: Suggestions to provide multi-generational housing units, and to consider operations and maintenance requirements (e.g., snow removal).
- *Sustainability & climate resiliency*: Support for addressing climate resilience through stronger social connections. Support and suggestions to pursue passive house and other sustainability and resilience standards, and a potential sewer heat pump strategy. Suggestions to meet and exceed BC Housing guidelines on energy efficiency.
- *Site program prioritization*: Suggestions to consider youth activities (especially for teens) and coordination of programming with Thunderbird Community Centre and Elementary School.

Support for social enterprises, work training opportunities, and covered outdoor spaces for families and groups.

4.3. Draft Concept Plan – Spring 2022

In this step, the project team invited stakeholders to share their feedback on a Draft Concept Plan through one-on-one meetings, the online public survey, or written feedback via email. In addition to the following activities, many stakeholders committed to completing the survey. Stakeholder feedback contributed to the refinement of the Draft Concept Plan and the development of the Policy Statement.

Vancouver Coastal Health (VCH) Meeting

Event Description

The meeting included attendee introductions and a presentation by the project team on the redevelopment process and timeline, guiding principles and big ideas, and an overview of the Draft Concept Plan. The presentation was followed by a Q&A and general discussion.

Event Details

Date: April 5, 2022

Time: 1:30 - 3:00 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

Vancouver Coastal Health staff

Discussion Summary

- Question about coordination with Vancouver School Board to accommodate increase in families
- Question about the affordable housing model, suggestions for mixed-income communities
- Support for the approach to green and open space, and suggestion to ensure year-round activation of spaces
- Questions about opportunities to increase access to affordable food on site
- Question about potential black water treatment on site
- Concerns about noise and air pollution from Lougheed Highway
- Suggestions to consider future context with the Rupert-Renfrew Station Area Plan
- Support for the proposed approach, density, and careful mix of incomes

Thunderbird Elementary School Meeting

Event Description

The meeting included attendee introductions and a presentation by the project team on the redevelopment process and timeline, guiding principles and big ideas, and an overview of the Draft Concept Plan. The presentation was followed by a Q&A.

Event Details

Date: April 7, 2022

Time: 3:15 – 4:30 pm

Location: Online via Zoom

Attendees

BC Housing staff and consultants

City of Vancouver staff

Thunderbird Elementary School teachers and staff

Discussion Summary

- Question about the size of the proposed daycare
- Support for inclusion of youth considerations, and question about opportunities for youth artistic involvement in the project
- Question about coordination with Vancouver School Board to accommodate increase in families
- Question about public access to green space
- Questions about the proposed parking, and electric charging for bikes and cars
- Questions about tenant relocation process and costs
- Question about opportunities to improve the community centre
- Suggestion to reach out to the Akali Singh Sikh Society
- Question about site layout and unit mix
- Question about active transportation infrastructure

Additional Stakeholder Emails

Engagement Details

The project team received additional feedback from several stakeholders via email.

Hastings Sunrise Community Policing Centre (HSCPC) Email

Date: March 21, 2022

Feedback:

- No additional feedback to share at this time
- Interest in receiving ongoing project updates

BC Non-Profit Housing Association (BCNPHA) Email

Date: March 21, 2022

Feedback:

- Question about redevelopment timing and alignment with the Rupert-Renfrew Station Area Plan
- Concern with the active spaces being poorly implemented in other projects, and suggestion to include teen/young adult infrastructure

Hopehill (formerly Beulah Garden Homes) Email

Date: March 28, 2022

Feedback:

- Support for the proposed draft plan, particularly the outward-facing plaza
- Suggestion to include medical services in the retail space
- Question about public access to the various outdoor spaces in the draft plan
- Support for the building massing, connectivity, shade, and tree planting

Vancouver Coastal Health (VCH) Email

Date: April 19, 2022

Feedback:

- Vancouver Coastal Health staff shared several resources related to:
 - Traffic-related air pollution mitigation by the United States and California Environmental Protection Agencies
 - Benefits of natural areas to human health by Vancouver Coastal Health
 - Extreme heat and public health emergencies by the BC Centre for Disease Control
 - Benefits of mixed-income developments, harms related to income segregation, and research on gentrification by several researchers and non-profit organizations

5. NOTIFICATION, COMMUNICATION & ENGAGEMENT MATERIALS

Project websites and email addresses updated and monitored throughout the process:

- City of Vancouver Shape Your City project webpage (primary source for online information): shapeyourcity.ca/skeena-terrace
- BC Housing project webpage: bchousing.org/vancouver-skeena-terrace
- BC Housing engagement webpage: letstalkhousingbc.ca/vancouver-skeena-terrace
- Project email address: communityrelations@bchousing.org

Tenant notification materials – Winter 2021:

- Tenant notification letter
- Frequently asked questions two-pager
- Notification posters
- Community stakeholder notification

Hopes and concerns materials – Spring 2021:

- Tenant brochure (*see Appendix A*)
- Tenant survey – paper and online
- Large-format display boards
- Indoor posters

Guiding principles materials – Summer and Fall 2021:

- Tenant brochure (*see Appendix B*)
- Tenant survey – paper
- Large-format display boards
- Indoor posters
- Tenant pop-up invitation postcard
- Tenant tree activity kit and craft supplies
- Tenant pop-up display boards
- Stakeholder meeting invitation letter
- Stakeholder presentation (*see Appendix E*)
- Tenant Association presentations and handouts

Concept options materials – Winter 2022:

- Tenant workbook (*see Appendix C*)
- Tenant update letter
- Pop-up display boards and table maps
- Stakeholder presentation and Miro boards

Draft concept plan materials – Spring 2022:

- Tenant protection and relocation one-pager
- Tenant notification postcard
- Tenant workbook (*see Appendix D*)
- Tenant pop-up invitation posters
- Tenant pop-up display boards
- Stakeholder presentation

6. APPENDICES

6.1. Appendix A: Tenant Brochure – Hopes & Concerns – Spring 2021



The Future of Skeena Terrace

We are launching a planning and design process to consider the redevelopment of Skeena Terrace to create more and better quality affordable housing on the site.

Redevelopment Commitments

- We will involve tenants in creating a new plan for Skeena Terrace.
- To meet future housing needs, we will plan to develop more homes than currently exist at Skeena Terrace.
- We will communicate with tenants in a clear and open way through the planning and redevelopment process.
- BC Housing will retain ownership of Skeena Terrace.



The Plan

We are creating a plan to guide the redevelopment of Skeena Terrace. The plan will show how Skeena Terrace will be redeveloped over time to create more housing and a more liveable, sustainable community.

Approach

We value community input and recognize how important it is to the success of this project. We are committed to an inclusive, tenant-first approach. Throughout the process we will be asking for feedback. The ideas of tenants and the public will be some of the most important parts to set the direction for what the community will become.

Tenant Relocation Commitments

We will develop a Tenant Relocation and Protection Plan. We will ensure tenants are well informed about how the redevelopment will affect them. We will work with tenants to ensure that plan meets their specific needs. Some of the commitments we will include in that plan will be:

- We will communicate with tenants in a clear and open way through the planning and redevelopment process.
- We will minimize disruption to tenants during construction and relocation.
- We will assist in addressing the needs of seniors, persons with disabilities, and others during housing transition as much as we are able.
- We will cover reasonable costs for moving and utilities reconnection, such as telephone or cable TV.
- We will assign the new homes at Skeena Terrace to tenants through a fair and equitable process based on household need, the requirement for adaptable or wheelchair units, and similar considerations.
- Tenants at the new Skeena Terrace will continue to pay rent per their current rental arrangement unless their income or family size has changed.

The Plan will include:

- An overall explanation of the design and development approach
- Recommended land uses, suite and housing mix
- Location, type, and general height and size of buildings
- A financial strategy to redevelop and operate Skeena Terrace
- A landscape plan
- Proposed transportation and utility infrastructure
- An overview of how sustainability and resilience will be achieved
- A Tenant Relocation and Protection Plan that ensures the needs of tenants are thoughtfully considered during the process

The plan will be used as the basis for an application to change the zoning of the site through the City of Vancouver's rezoning process.



History and Current Condition

Skeena Terrace was developed by the Central Mortgage and Housing Corporation, the Province, and the City of Vancouver. It has been home to low-income residents and generations of families for over 50 years. Skeena Terrace is a key candidate for redevelopment due to its aging buildings and infrastructure, which require extensive and ongoing repairs to ensure continued safety and livability. Redevelopment of the site provides the opportunity to preserve existing affordable housing stock, add new affordable housing, and to create a more liveable, sustainable community for all.



Process and Timeline

We are at the beginning of the planning process for Skeena Terrace. No decisions about the future of the community have been made yet. There will be many ways for people to have their say on what this future looks like.



We want to hear from you!

Share your thoughts on the future of Skeena Terrace.

How You Can Get Involved

We have an important opportunity to create more high quality affordable housing at Skeena Terrace, while enhancing the livability and sustainability of the community. We want to hear your ideas about how to make this happen.

COVID-19 makes it difficult to gather in person. We expect to offer many ways for tenants and the surrounding community to have their say on the future of Skeena Terrace including:

- Project Website
- Community Information Boards
- Flyers and Postcards
- Questionnaires and Activities

A large format version of this information has been posted by the gazebo near the entrance to the highrise.

Please visit the following website to answer the questions online before May 8th:
www.surveymonkey.com/r/SkeenaTenantSurvey1

Or submit your paper copy to the BC Housing mailbox to the right of the front door at the high rise. If you need an extra survey, BC Housing staff will be happy to provide you with one.



A plan for the future of Skeena Terrace

Esta carta contiene información importante sobre Skeena Terrace. Si no la puede leer, solicite a alguien que se la traduzca.
本信包含有关 Skeena Terrace 的重要信息。如果您看不懂，请找人帮您翻译一下。
本信包含有关 Skeena Terrace 的重要资讯。如果您看不懂，请找人为您翻译。

14 Months

- Introduction & Understanding Values**
Spring 2021
 - Introduce the planning process and the project team
 - Answer questions and address issues and concerns that come up
 - Explore community values to create a set of design principles
- Designing Options Together**
Summer 2021
 - Work together to explore site and building design, informed by the principles that we developed in step one
 - Develop a number of site concept options to explore
- Choosing a Preferred Option**
Fall 2021 / Spring 2022
 - Explore the concept options to determine a preferred option
 - Present the preferred option to Vancouver City Council. If approved, a rezoning application will be submitted in 2022

Site Concept for Skeena Terrace

6.2. Appendix B: Tenant Brochure – Guiding Principles – Summer & Fall 2021

a Healthy & Livable community

Guiding Principle: Healthy, Connected, & Active

Create a healthy, well-connected built environment that enhances residents' physical and mental wellbeing.



For Skeena Terrace, this could mean:

- Support a variety of mobility options that consider the varied needs of the tenants
- Establish clear, convenient, joyful walking and rolling connections to daily needs and transit
- Support mental and physical wellness by creating a range of open spaces that address the variety of tenants needs including access to nature, social (gathering) spaces, and quiet (secluded) spaces
- Support physical health by mitigating air pollution, using healthy materials, promoting walking and biking, creating outdoor exercise areas, and offering food gardens

Guiding Principle: Safe, Livable, & Complete Neighbourhood

Take a people first approach to create a safe, socially-connected, complete community that is friendly, supportive, and strengthens the southeast Hastings Sunrise neighbourhood.



For Skeena Terrace, this could mean:

- Complement residential uses on the site with local-serving retail opportunities and dedicated spaces for amenities, workshops, and businesses
- Design and program buildings and open spaces to encourage gathering and social interaction (e.g. City of Vancouver's 'Hey Neighbour' program)
- Partner with non-profits and other levels of government to deliver a variety of services (food, childcare, youth programming)
- Create multipurpose, age-diverse, community spaces for both indoor and outdoor use in all-seasons

BC HOUSING

What we heard in April and May:

We heard that you appreciate living in a great, quiet, and safe neighbourhood. You like having secure housing with many amenities within walking distance, accessing gardens and gathering spaces, and the beautiful views.

You also offered ideas about the future of Skeena Terrace. You want BC Housing to ensure that the site is as safe, quiet, and accessible as possible. You want the site and homes to be modern, environmentally friendly, and easy to maintain. You also want BC Housing to carefully consider any amenities and programs that will be available on the site.

You said that you should be kept informed throughout the planning and redevelopment process, and that we should incorporate your thoughts, ideas and concerns in a meaningful way.

You expressed concerns about the impact of future construction or any disruption that may result from relocating you into new buildings on site. Some of you were concerned that the planning and redevelopment process could take a long time. Others said that we should consider redeveloping the site in phases to minimize disruption.

What are your thoughts on these draft guiding principles?



For more detail on these principles and the opportunity to provide feedback, please visit the following City of Vancouver website to share your thoughts online before July 23rd:

<https://shapeyourcity.ca/skeena-terrace>

Or submit your paper copy to the BC Housing mailbox to the right of the front door at the high rise. If you need an extra survey, BC Housing staff will be happy to provide you with one.

BC HOUSING

IMPORTANT INFORMATION INSIDE: Draft Guiding Principles for Skeena Terrace



Between mid-April and early May, we reached out to provide tenants with more information about the planning and redevelopment process, to learn more about what you like and what you would change about living at Skeena Terrace, and to better understand your hopes and concerns.

The information that we gathered from tenants contributed to the development of the Draft Guiding Principles for Skeena Terrace presented here.

Esta carta contiene información importante sobre Skeena Terrace. Si no la puede leer, solicite a alguien que se la traduzca.

本信通包含有关 Skeena Terrace 的重要信息。如果您看不懂，请找人帮您翻译一下。

本傳單包含有關 Skeena Terrace 的重要資訊。如果您看不懂，請找人為您翻譯。

a Socially Just community

Guiding Principle: Tenants First

Listen carefully to the needs and aspirations of current and future tenants throughout engagement and while collaboratively designing the future of Skeena Terrace.



For Skeena Terrace, this could mean:

- Reach out to tenants early and often during the engagement process and provide tenants the earliest and most significant opportunities to engage
- Get to know tenants' needs, aspirations, and desires and incorporate these into the plan and long-term implementation (e.g. maintenance, programs, employment opportunities, safety, amenities)
- Reduce stress for tenants by ensuring as much stability as possible during the process; create and implement a Tenant Relocation Plan

Guiding Principle: Equity, Diversity, Inclusion, & Accessibility

Create an equitable, diverse, and inclusive Skeena Terrace that is welcoming and supportive.



For Skeena Terrace, this could mean:

- Work hard to understand and plan for the varied needs of the community
- Build mobility infrastructure that is safe, comfortable, accessible, and convenient for all ages and abilities
- Engage with local First Nations and the urban Indigenous community to consider what Reconciliation could look like for Skeena Terrace including opportunities for Indigenous peoples

a community Rooted in Place & History

Guiding Principle: Context & Connections

Celebrate and embrace the unique qualities, context, and connections of Skeena Terrace.



For Skeena Terrace, this could mean:

- Enhance physical and social connections with the surrounding community
- Celebrate the topography and views of Skeena Terrace through landscape and building heights
- Improve the interface with adjacent employment lands and transportation corridors

Guiding Principle: Memory & Evolution

Recognize, acknowledge, and reflect the unique history of Skeena Terrace, its community, and diverse culture.



For Skeena Terrace, this could mean:

- Consider art and interpretive signage that speaks to the history of community and place
- Reincorporate and enhance key aspects of the existing site that tenants value (e.g. views, gardens, playground, gathering spaces)
- Understand and respect the Indigenous history of the site and explore opportunities for Reconciliation

a Sustainable & Resilient community

Guiding Principle: Resilience, Sustainability & Climate

Make Skeena Terrace a precedent-setting sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches.



For Skeena Terrace, this could mean:

- Enhance community resilience and strengthen community connections
- Improve Skeena Terrace's relationship with the Still Creek Watershed by minimizing impacts to groundwater, managing stormwater, preserving natural features, and using green infrastructure
- Celebrate the urban forest and enhance biodiversity on-site to support a healthy urban ecology
- Mitigate the impacts of climate change through sustainable approaches to building design, energy generation, mobility, and waste management

Guiding Principle: Housing Affordability & Feasibility


Provide a diversity of housing types that are affordable to a broad range of incomes and family types.



For Skeena Terrace, this could mean:

- Build a diversity of mixed-income housing for families of all sizes to ensure a balanced community and feasible project
- Design modern, high-quality below-market housing to be indistinguishable from market housing
- Explore childcare that supports households and creates opportunities for income

6.3. Appendix C: Tenant Workbook – Concept Options – Winter 2022




FOR COMMUNITIES WHERE YOU LIVE, THERE IS A STRONG FUTURE. BC HOUSING IS WORKING TO CREATE AFFORDABLE HOUSING FOR EVERYONE. WE WANT TO HEAR FROM YOU. YOUR VOICE MATTERS.

Skeena Terrace Redevelopment TENANT WORKBOOK

Please submit by Friday, January 21!

Complete and hand in this workbook to receive a \$10 grocery gift card!

See back page for details




We want to hear from you!

Share your thoughts on the future of Skeena Terrace.

Please submit this completed workbook to the BC Housing mailbox by **Friday, January 21**. The mailbox is located to the right of the front door at the high rise.

This workbook is being distributed by BC Housing. A copy of this workbook, not including the bottom half of the last page of the workbook, will be shared with City of Vancouver employees for the purposes of fulfilling municipal rezoning requirements.

If you need an additional workbook for another member of your household, BC Housing staff will be happy to provide you one.



Please submit this completed workbook to the BC Housing mailbox by Friday, January 21.

Process and Timeline

We are now in the 'Designing Options Together' stage of the process for Skeena Terrace. That means we are now creating design options to guide the future redevelopment. Your responses to the questions in this workbook will help us select one of those options. Your responses will also help us refine the selected option to make it better for current and future tenants.

As a tenant living at Skeena Terrace, the ideas you share with us are very important for the design of the future of Skeena Terrace. Your responses to this workbook, and the ideas that you and your neighbours have already shared, help us understand what is most important to your community.

Thank you for taking the time to fill out this workbook.

WE ARE HERE

- Introduction & Understanding Values**
SPRING & SUMMER 2022 (COMPLETED)
- Designing Options Together**
FALL 2021 & WINTER 2022
- Choosing a Preferred Option**
SPRING 2022
- Preferred Site Concept for Skeena Terrace**


- Introduce the planning process and the project team.
- Answer questions and address issues and concerns that come up.
- Explore community values to create a set of design principles.
- Work together to explore site and building design, informed by the principles that we developed in step one.
- Develop a number of site concept options to explore.
- Explore the concept options to determine a preferred option.
- Present the preferred option to Vancouver City Council. If approved, a rezoning application will be submitted in 2022.

Housing Qualities


The new Skeena Terrace will create more affordable homes and amenities for many people. This means there will be more people, more homes, and some more high rises than today.

What qualities would you like your future unit to have?


☒ CHECK ALL THAT APPLY




☐ GREAT VIEWS FROM YOUR UNIT




☐ YOUR UNIT BEING GROUND LEVEL



☐ YOUR BUILDING HAVING LARGER COMMUNAL SPACES



☐ YOUR UNIT CONNECTED TO PRIVATE OUTDOOR SPACE (E.G., BALCONY, PATIO, ROOFTOP TERRACE)




☐ DAYLIGHT IN YOUR UNIT

☐ OTHER


Outdoor Community Activities

What outdoor activities would you like to see at Skeena Terrace?


☒ CHECK ALL THAT APPLY




☐ RESTING / APPRECIATING NATURE




☐ VISITING WITH FAMILY, FRIENDS, AND NEIGHBOURS




☐ OUTDOOR EATING / PICNICKING




☐ GARDENING




☐ WALKING YOUR PET / PLAYING WITH YOUR PET



☐ PLAYING IN CHILDREN'S PLAY AREA



☐ ORGANIZED RECREATION (E.G., FITNESS CLASS, BASKETBALL, YOGA, BOCCIE, ETC.)



☐ ATTENDING LARGE COMMUNITY EVENTS

☐ OTHER

Indoor Activities

What indoor activities would you like to see at Skeena Terrace?

☒ CHECK ALL THAT APPLY



☐ LEARNING / READING / REFLECTING



☐ ARTS / CRAFTS / CREATIVE ACTIVITIES



☐ INDOOR PLAY



☐ COMMUNAL COOKING AND DINING



☐ LARGER COMMUNITY GATHERINGS, EVENTS



☐ EMPLOYMENT SKILLS TRAINING



☐ OFFICE/BUSINESS SERVICES



☐ INDOOR RECREATION



☐ OTHER

Shopping & Services

What local shopping and services would you like to see at Skeena Terrace?

☒ CHECK ALL THAT APPLY



☐ SMALL GROCERY/CORNER STORE



☐ RESTAURANT/CAFE



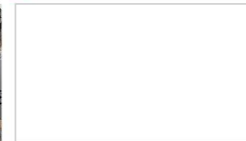
☐ CLICK AND COLLECT / DELIVERY MAILBOXES FOR TENANTS



☐ DAYCARE



☐ SOCIAL ENTERPRISE, LOCAL EMPLOYMENT



☐ OTHER

Landscape Character

What type of landscape character would you prefer at Skeena Terrace?

☒ CHECK ALL THAT APPLY



☐ FORMAL GARDEN ROOMS



☐ NATURAL AREAS (NATIVE PLANTS THAT SUPPORT HABITAT)



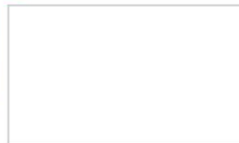
☐ OPEN LAWN AREA WITH TREES



☐ TREE GROVES



☐ PATIOS AND PLAZAS



☐ OTHER

Mobility & Connections

What is your preferred way to move around?

☒ CHECK ALL THAT APPLY



☐ MOBILITY DEVICES



☐ WALKING



☐ CYCLING / ROLLING



☐ BIKE SHARE / E-SCOOTER



☐ TRANSIT



☐ HANDY DART



☐ CAR SHARE



☐ PRIVATE VEHICLE



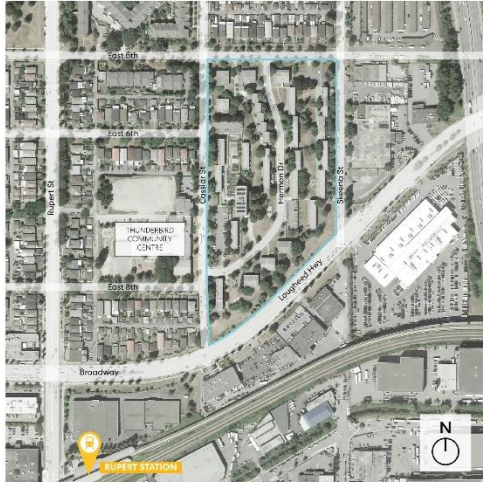
☐ OTHER

Regular Trips

What is your regular route to and from home?



DRAW YOUR ROUTES ON THE MAP BELOW



Trees & Vegetation

Are there individual trees or groups of trees that you feel are important to protect?



DRAW CIRCLES AROUND
THE IMPORTANT TREES

Memorial Table

We know the memorial table is important to the community. We may need to carefully move it elsewhere at Skeena Terrace as part of the redevelopment. Is this acceptable to you?

- ☐ YES
☐ NO
☐ I DON'T KNOW / MAYBE



About You

Are you responding on behalf of your household or yourself?

- ☐ JUST ME
☐ MY HOUSEHOLD

How big is your household (i.e. how many children, youth, adults, grandparents do you live with?)

- ☐ 1 (I LIVE ALONE)
☐ 2-4
☐ 4-6
☐ 6+



What is your age?

- ☐ UNDER 15
☐ 15-19
☐ 20-29
☐ 30-39
☐ 40-49
☐ 50-59
☐ 60-69
☐ 70-79
☐ 80 YEARS OR OLDER
☐ PREFER NOT TO SAY



What is your gender?

- ☐ WOMAN
☐ MAN
☐ NON-BINARY / GENDER DIVERSE
☐ PREFER NOT TO SAY
☐ NONE OF THE ABOVE, I IDENTIFY AS



Do you currently live in a townhouse, walk-up or residential tower?

- ☐ TOWNHOUSE ☐ WALK UP ☐ RESIDENTIAL TOWER

How many bedrooms does your current home have?

- ☐ STUDIO
☐ 1 BEDROOM
☐ 2 BEDROOMS
☐ 3 BEDROOMS
☐ 4+ BEDROOMS



today

How many bedrooms will you need going forward?

- ☐ STUDIO
☐ 1 BEDROOM
☐ 2 BEDROOMS
☐ 3 BEDROOMS
☐ 4+ BEDROOMS



future

How many bicycles does your household own?

- ☐ 0 BICYCLES
☐ 1 BICYCLE
☐ 2 BICYCLES
☐ 3+ BICYCLES



How many cars does your household own?

- ☐ 0 CARS
☐ 1 CAR
☐ 2 CARS
☐ 3+ CARS



Do you or family members have any accessibility challenges or use special mobility equipment?

- ☐ YES
☐ NO
☐ PREFER NOT TO SAY



Final Thoughts

Is there anything else you would like to share with BC Housing about the future redevelopment of Skeena Terrace or what you would like to see here in the future?

To receive a \$10 grocery gift card:

1. Answer as many questions as you can in this workbook.
2. Submit this completed workbook to the BC Housing mailbox, located to the right of the front door at the high rise, by **Friday, January 21**.
3. Tell us your name, unit number, and the best way to get in touch with you to give you your gift card.
4. Limit of 1 gift card per household.

Your personal information is collected for the purpose of delivering a gift card to you. The collection is in accordance with section 26(c) of the Freedom of Information and Protection of Privacy Act. Please contact tipa@bchousing.org if you have questions about the collection of your information.

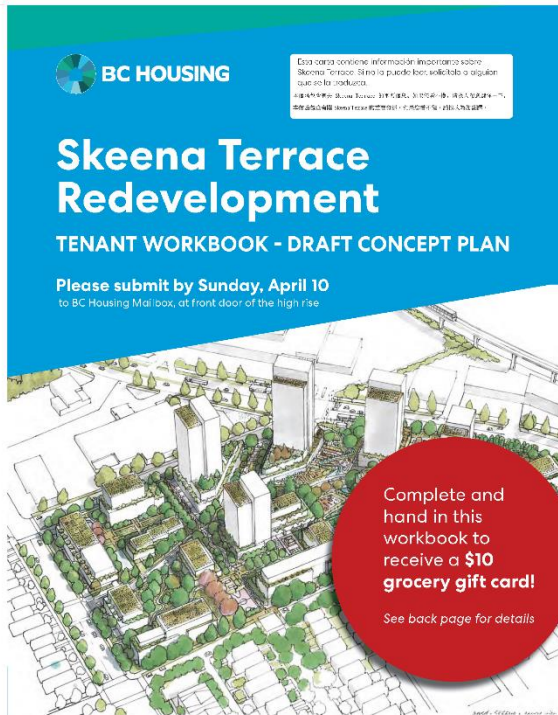
Unit #: _____

Full Name: _____

Best way to reach you
(email, phone, etc.) _____

Thank you!

6.4. Appendix D: Tenant Workbook – Draft Concept Plan – Spring 2022



We want to hear from you!

Share your thoughts on the Draft Concept Plan for Skeena Terrace.

This workbook has been developed by BC Housing. A copy of this workbook, not including your personal information on the last page, will be shared with the City of Vancouver to fulfill municipal rezoning requirements.

If you need an extra workbook for another member of your household, BC Housing staff will be happy to provide you one at the office.

Process and Timeline

Since January, we have been considering input from Skeena Terrace residents, along with input from your neighbours and other nearby community groups. This input has gone a long way to help us create a preferred concept plan to guide the redevelopment of Skeena Terrace.

We are now in the 'Choosing a Preferred Option' stage of the process for Skeena Terrace. In this stage we are gathering feedback on a Draft Concept Plan to guide the future redevelopment. Your responses to the questions in this workbook will help make the Draft Concept Plan better for current and future tenants.

As a tenant living at Skeena Terrace, your ideas are very important to us. Your responses to this workbook, and the input that you and your neighbours have shared, help us understand what is most important to you and your community.



Please submit this completed workbook to the BC Housing mailbox by Sunday, April 10. The mailbox is located to the right of the front door of the high rise.



Draft Concept Plan (WHAT SKEENA TERRACE COULD LOOK LIKE)

The ideas that you and your neighbours have shared with us have helped to create this Draft Concept Plan. We've also used the guiding principles that tenants contributed to last year, City of Vancouver policies, and technical studies to help create the Draft Concept Plan.



The Draft Concept Plan includes:

- A large increase in the amount of **affordable rental housing**.
- Different **types, sizes, and arrangements of buildings** to accommodate household needs.
- Open spaces** for gardening, visiting, resting, eating, and playing.
- An indoor **community gathering space** much like the Hut that exists today.
- Improved **pathways and connections** across Skeena Terrace and linking to the surrounding community.
- Childcare and local-serving retail** like a small grocery or corner store, a café, deli, or a small pharmacy.

Land Use (HOMES, SHOPS, SERVICES)

Skeena Terrace will be primarily residential and will include the following land uses:

- Residential.** A mix of affordable rental housing.
- Retail.** This could include a café, deli, bakery, small grocery store, corner store, or pharmacy.
- Childcare.** A 69-space childcare centre.
- Community Amenities.** Indoor community gathering space much like the Hut.



What do you think about the proposed land uses?

- ☐ I REALLY LIKE IT
- ☐ I LIKE IT
- ☐ NEUTRAL
- ☐ NEEDS IMPROVEMENT
- ☐ I DON'T LIKE IT
- ☐ I DON'T KNOW

Please share any comments on the land uses:

Open Spaces (PARKS, PLAZAS, PATHS, YARDS)

Skeena Terrace will have a mix of different open spaces, including:

- A central **gathering space** across from Thunderbird Community Centre.
- Spaces for **gardening** on the ground and on rooftops.
- Spaces for **gathering, resting, and eating**.
- Spaces for **children and youth** to play (e.g., playgrounds and sport courts).
- Semi-private spaces called neighbourhood rooms that are like **communal backyards**.
- Space for **dogs** to play.



What do you think about the proposed open spaces?

- ☐ I REALLY LIKE IT
☐ I LIKE IT
☐ NEUTRAL
☐ NEEDS IMPROV
☐ I DON'T LIKE IT
☐ I DON'T KNOW



Please share any comments on the open spaces:

Buildings (HEIGHT, SIZE, TYPE)

Skeena Terrace will have a mix of buildings that vary in height and type including:



- A. Ground-oriented units** at street level.
- B. Terraced buildings** with the upper floors stepped back. This creates more usable outdoor space and makes the buildings appear smaller when looking at them from the street.
- C. Residential towers** at the low point of Skeena Terrace near Loughheed Highway and Skeena Street. This provides a lot of affordable rental housing, while minimizing impact to the community.
- D. Shorter buildings** at the west and north ends of Skeena Terrace near Cassiar and 5th Avenue. This reduces the impact on nearby homes and open spaces.
- E. All buildings will include landscaping, views, shared spaces and play areas.** Community/amenity spaces will complement other neighbourhood services (i.e., currently offered at Thunderbird Community Centre).



What do you think about the proposed buildings?

- ☐ I REALLY LIKE IT
- ☐ I LIKE IT
- ☐ NEUTRAL
- ☐ NEEDS IMPROVEMENT
- ☐ I DON'T LIKE IT
- ☐ I DON'T KNOW



Please share any comments on the buildings:

Affordability (HOUSING FOR FAMILIES, SENIORS, SINGLES, YOUTH, PEOPLE WITH DISABILITIES)

Skeena Terrace will replace all the existing homes and add more affordable housing, including

- 1,700+ new rental units.
- One-to-one replacement of all existing units.
- 66% of units will be very affordable, Rent Geared to Income (RGI).
- 33% of units will be market rate rental units.
- 60% of the units will be for families (i.e., two or more bedrooms).
- 40% of the units will be one-bedrooms (i.e., there will be no studios).



What do you think about the proposed affordable housing approach?

- ☐ I REALLY LIKE IT
☐ I LIKE IT
☐ NEUTRAL
☐ NEEDS IMPROV
☐ I DON'T LIKE IT
☐ I DON'T KNOW



Please share any comments on the proposed affordable housing approach:

Mobility and Connections

Skeena Terrace will have better connections across the site and to the surrounding community, including:

- **Safer and easier walking, biking, and roller in and around Skanska Terrace.**
- An interconnected **network of pathways** will help move you up and down the Hilly site.
- Pathways will be accessible for people of all ages and abilities. This includes people using canes, walkers, wheelchairs, and strollers.
- Improved connections to neighbourhood, including **public transit**, especially buses and Rupert SkyTrain Station.
- Improved **access to Thunderbird Community Centre** and Elementary School.
- **Herman Drive will be narrower** to make it safer and more enjoyable for pedestrians. It will be designed as a slow, primarily one-way street. Two-way entrances will be maintained to access parking.
- Surface parking lots will mainly be replaced with underground parking.



What do you think about the proposed approach to mobility and connections?

- ☐ I REALLY LIKE IT
- ☐ I LIKE IT
- ☐ NEUTRAL
- ☐ NEEDS IMPROVEMENT
- ☐ I DON'T LIKE IT
- ☐ I DON'T KNOW



Please share any comments on the approach to mobility and connections:

Sustainability and Climate (GREEN BUILDINGS, NATURAL LANDSCAPE)

Skeena Terrace will have many sustainability features, including:

- **Construction methods** to reduce impact on the environment and climate (e.g., lower carbon building materials like wood-frame where possible).
- **Building design** to reduce energy consumption, improve interior air quality, and keep units cool in the summer and warm in the winter.
- **Retain as many trees as possible** and plant new trees to provide shade in hot months, retain storm water in wet months, and buffer noise and visual impacts from busy streets and nearby industrial activity.
- **Improved rainwater management**, soil retention, and green roofs.
- **Indoor and outdoor community spaces** designed to strengthen connections between neighbours and provide opportunities for different types of recreation.
- **Community spaces that serve as safe places** to go during a disaster.



What do you think about the proposed approach to sustainability and climate?

- ☐ REALLY LIKE IT
☐ LIKE IT
☐ NEUTRAL
☐ NOT TOO IMPROVING
☐ DON'T LIKE IT
☐ DON'T KNOW



Please share any comments on the approach to sustainability and climate:

About You

Are you responding on behalf of your household or yourself?

- ☐ JUST ME
☐ MY HOUSEHOLD

How big is your household (i.e. how many people, including children, live in your home)?

- ☐ 1 (I LIVE ALONE)
☐ 2-4
☐ 4-6
☐ 6+



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☐ 30-39
☐ 40-49
☐ 50-59
☐ 60-69
☐ 70-79
☐ 80 YEARS OR OLDER
☐ PREFER NOT TO SAY



What is your gender?

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☐ MAN
☐ NON-BINARY / GENDER DIVERSE
☐ PREFER NOT TO SAY
☐ NONE OF THE ABOVE / IDENTIFY AS

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How many bedrooms does your current home have?

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today

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future

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☐ NO
☐ PREFER NOT TO SAY



Final Thoughts

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Thank you!



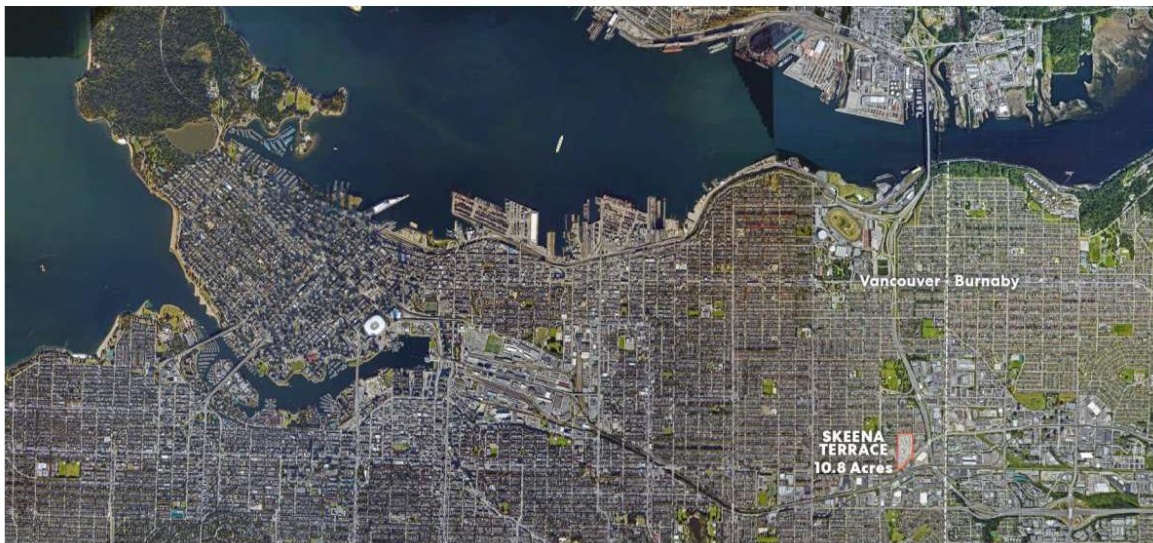
6.5. Appendix E: Stakeholder Presentation – Guiding Principles – Summer & Fall 2021

The Future of Skeena Terrace



Perkins&Will  BC HOUSING

Location



Existing Site

- Size – 10.8 Acres / 470,000 sf
- Form of Buildings:
 - Townhomes
 - Low Rise
 - High Rise
- 232 RGI Units



Skeena Terrace under construction circa 1964



Provincial Housing Goals



Refresh the affordable housing stock by replacing aging developments in need of costly repair with brand new homes.



Create homes that fully integrate affordable housing into surrounding communities.

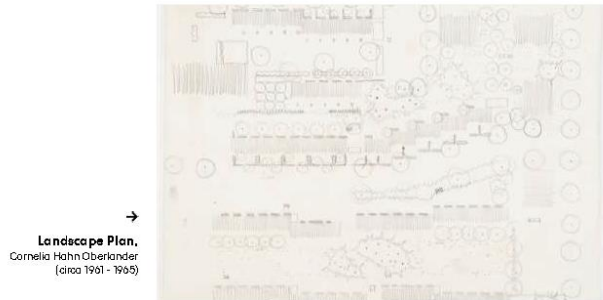


Use our resources to better address any gaps in the range of housing options.



Provide more environmentally sustainable housing.

History & Current Condition



→
Skeena Terrace Present Day



5

Redevelopment Commitments

Involve tenants

Develop more
homes than
currently exist

Communicate
with tenants in a
clear and open
way

BC Housing will
retain ownership
of Skeena
Terrace.

6

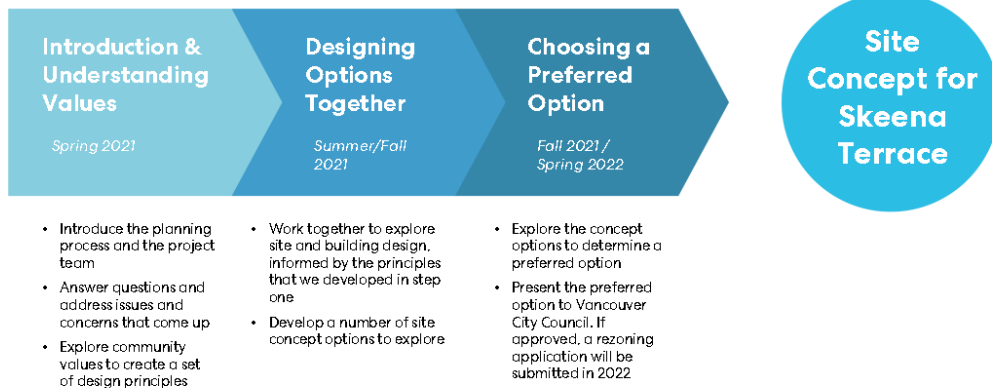
The Plan

The plan will include and address:

- Explanation of the design and development approach
- Recommended land uses, suite and housing mix
- Location, type, and general height and size of buildings
- Financial strategy
- Landscape
- Proposed transportation and utility infrastructure
- Sustainability and resilience
- Tenant relocation and protection



Timeline



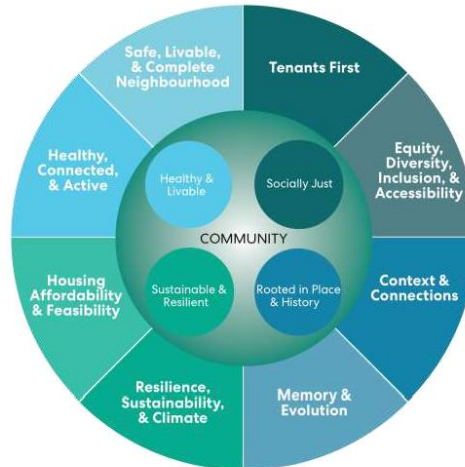
What we've done so far

- | | |
|-----------------------|--|
| January 2021 | <ul style="list-style-type: none"> Tenants: Postcard, posters in common spaces, website, and a letter/FAQ notifying tenants of the Redevelopment Process Public: Postcard notification |
| April/May 2021 | <ul style="list-style-type: none"> Tenants: Brochure, posters in common spaces, and a paper survey to let us know their hopes and concerns for the redevelopment process |
| June 2021 | <ul style="list-style-type: none"> Tenants: Brochure, posters in common spaces, an engaging activity, and a paper survey to provide feedback on a set of draft guiding principles Public: Postcard, City of Vancouver survey to provide feedback on a set of draft guiding principles for the project |
| July 2021 | <ul style="list-style-type: none"> Tenants: Pop up event to gather feedback in-person on the draft guiding principles and hopes and concerns |



9

Draft Guiding Principles



10

Draft Guiding Principles



a **Socially Just** community

Tenants First

Listen carefully to the needs and aspirations of current and future tenants throughout engagement and while collaboratively designing the future of Skeena Terrace.



Equity, Diversity, Inclusion, & Accessibility

Create an equitable, diverse, and inclusive Skeena Terrace that is welcoming and supportive.

11

Draft Guiding Principles



a community
Rooted in Place & History

Context & Connections

Celebrate and embrace the unique qualities, context, and connections of Skeena Terrace.



Memory & Evolution

Recognize, acknowledge, and reflect the unique history of Skeena Terrace, its community, and diverse culture.

12

Draft Guiding Principles



a Sustainable & Resilient community

Resilience, Sustainability, & Climate

Make Skeena Terrace a precedent-setting sustainable community that demonstrates leadership in climate action, waste, and water management through regenerative approaches.



Housing Affordability & Feasibility

Provide a diversity of housing types that are affordable to a broad range of incomes and family types.

13

Draft Guiding Principles



a Healthy & Livable community

Healthy, Connected, & Active

Create a healthy, well-connected built environment that enhances residents' physical and mental wellbeing.



Safe, Livable, & Complete Neighborhood

Take a people first approach to the redevelopment of Skeena Terrace to create a safe, socially-connected, complete community that is friendly, supportive, and strengthens the southeast Hastings Sunrise neighborhood.

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How to learn more:



Website: www.bchousing.org/vancouver-skeenaterrace

Email: communityrelations@bchousing.org



Website: shapeyourcity.ca/skeena-terrace

Contact: Sarah Crowley, Rezoning Planner

Email: skeenaterrace@vancouver.ca

17

Skeena Terrace
ADDITIONAL INFORMATION

1. Urban Design Panel – March 16, 2022

Sarah Crowley, Rezoning Planner began by thanking the panel and indicated the team's appreciation to provide the members with an overview of the project details and draft design work for Skeena Terrace along with the applicant BC Housing, their design team at Perkins + Will , and landscape team at PWL Partnership.

Sarah outlined that the workshop would commence with a presentation from the staff team, followed on by a presentation from the BC Housing team and their consultants who will speak to the design story for Skeena Terrace and how the teams got to the concept the panel would be reviewing today.

Derek Robinson, Development Planner, provided some context on the purpose of the workshop and further opportunity for Panel input as the project would proceed ahead to the rezoning application phase.

Sarah noted that Skeena Terrace is a 10.8 acre site managed and operated by BC Housing and located in East Vancouver in the Hastings-Sunrise neighbourhood that fronts onto Lougheed Highway at the south end and located near the boundary with the City of Burnaby to the east. The site is currently zoned CD-1 (11B) which permits the existing residential use on site.

The site is surrounded to the east along Skeena Street as land zoned (I-2) for Industrial use and there are industrial lands also located across Lougheed Highway, south of the site. As one moves further north along Cassiar Street, the area transitions to a quieter, residential street which also includes Thunderbird Community Centre and Thunderbird Elementary School and land zoned RS-1 (one family dwellings). To the north and north-west, the area is currently comprised of low-rise residential properties.

Sarah presented the panel with a slide showing the current amenities in the immediate vicinity of the site, which she indicated the team wanted to enhance and add to through the Skeena Terrace planning process. As noted, the Thunderbird School and Community Centre is a valuable hub for current tenants as well as the on-site "Hut" which offers tenants programs and classes. The site is served by buses that operate along both Lougheed Highway to the south and Rupert Street to the west. Rupert Skytrain is within walking distance of the site and the Central Valley Greenway to the south. Nearby parks were also outlined for the panel.

Currently, the site comprises of 230 occupied residential rental units and was one of the first housing sites in Vancouver to build purpose-built social housing in response to the urban renewal plan in the 1960s. The site is steeply graded from the north down to Lougheed Highway. The site has an array of established, mature trees on site and the on-site landscaping was designed by Landscape Architect, Corenelia Oberlander at that time.

Sarah explained that the deliverable for this phase of the Skeena Terrace Planning process will be a Policy Statement to Council. The Policy Statement will be an amalgamation of both the Guiding Principles and an Illustrative Plan (draft concept), and it will establish objectives and

policies relating to a range of topics such as land use, density, mobility, open space and places, many of which the team is seeking the panel's input on with this workshop.

An overview of the City's planning process and the steps that follow such as construction and moving in of tenant's process was provided. This process will take many years. Staff are anticipating that the Policy Statement will be brought before Council in the summer this year.

There are many city policies the team need and have consulted for the Planning process. Given its size (over 10 acres), Skeena Terrace will need to adhere also to the Sustainable Large Developments Policy. The emerging policies too such as the emerging Vancouver Plan has highlighted the importance of creating complete communities in our planning process.

Also to note is a new body of work coming out through the Station Area Planning work- the study area will include the areas near the Rupert and Renfrew Skytrain stations which are within walking distance of Skeena Terrace. The plan will guide change and growth in the neighbourhood, specifically looking to add more housing choices, increase employment capacity within the area's existing employment lands, advance ecosystem restoration, and manage flood risk around Still Creek. The study area is roughly bound by Nanaimo, 1st Ave., Boundary, and 22nd Ave.

Coupling the emerging policies with the site specific requirements under the sustainable large site policy, Staff are looking at how the Policy Statement can ensure that Skeena Terrace will be a vibrant, sustainable community.

An overview of the site analysis work undertaken by the staff and applicant teams was provided along with the on-site tenant, stakeholder and community engagement process to date. The Planning process is currently in its active second phase of engagement outreach on the design concept work.

Sarah provided an overview of the Guiding Principles and Design Objectives and indicated how these were used as a springboard for which to base the draft design work the panel were reviewing at today's workshop.

Advice from the Panel on this application is sought on the following:

1. Open Space Network:

The character, configuration and connectivity of public parks and open space.

- The extent that the open space network is inviting, active and welcoming to the public.
- The success of the proposed east-west connections through the site.
- The location and success of the proposed 'central plaza' and the 'gateway terraces' at key entrance points.

2. Accessibility and Mobility:

The mobility network including prioritizing of walking and cycling.

- The success to which grade is being mitigated and enhanced as a defining site feature
- Suggestions to ensure success of the 'slow street' concept along Hermon Drive.

- The general location and strategy of loading, underground access and pickup-drop off. The opportunity and approach to accessibility for the existing slope running along Lougheed.

3. Built Form:

The approach to massing, building typologies and organization of density and height.

- The overall distribution of height, the relationship created between point towers and the transition of heights to existing context
- The overall distribution of density, the proposed street walls, point tower podium heights and building lengths
- The extent to which the massing strategy supports and enhances an active public open space network, including active edges for key open spaces
- The opportunity to maximize wood frame construction.

4. Site Program and Complete Community:

The proposed mix of land uses, the amount and location of non-residential uses in relation to the nearby SkyTrain station and employment lands, as well as future anticipated densification through the Station Area Planning work.

5. Preliminary Sustainability Strategies:

Opportunities and approaches related to Green Buildings policy requirements.

- Opportunities and preliminary responses to the Rezoning Policy for Sustainable Large Developments.
- The proposal for a visible on-site storm water network as a defining feature of the open space network.
- The success of the tree retention strategy. Opportunities for the use of building rooftops

Applicant's Introductory Comments:

Sheryl Peters, Project Lead for BC Housing, began by introducing the project.

- The original development of Skeena Terrace was embedded in the urban renewal movement of that day. Today it's very much still a housing story, but a different one.
- The design team will present a modern day vision of the site that looks to preserve our very precious low income housing stock for our region by replacing them, as well as presenting new opportunity to respond to the housing demands of today while still looking to design solutions for sustainability and resilience.

Michael Mortensen, Livable City Planning Director Urban Economist then presented on The Skeena Terrace opportunity.

- This is a once in a lifetime opportunity to re-develop this 10 acre transit oriented site, intensifying the use of BC housing's land and to respond to Vancouver's affordable housing crisis.
- This project gives people security of tenure, social economic mobility and housing choice within their neighborhood.
- Replace 230 existing low income rent geared towards low income housing on the site. The intent is take care of those tenants existing, redevelop housing so that tenants can move into new housing at the exact same rents with similar units in terms of number of bedrooms. 1500 new rental homes will be created. Vancouver will get 1700 to 1800 new market rental units, two thirds of which are significantly

below market. And then the other third would be market oriented at the low end of market rents. The outcome will be a spectrum of housing that's secured market, all at 100% rental, meeting the needs of a wide cross section of key households across all incomes, but predominantly below market in character and the makeup of the housing.

- This proposal will be family oriented housing,
- The retail needs to be right sized, if it's overcooked and retail is overprovided, than BC Housing ends up subsidizing retail and not housing, the retail has to survive. There will also be a 69 space daycare facility.
- This redevelopment is for families of all incomes specifically those who really need affordable housing in Vancouver.

Jason LeBlanc, Perkins+ Will, Director of Urban Design, Consultant Team Lead presented on the design drivers that informed the conceptual approach and development of the site.

Site design drivers:

1. Typography and site circulation:

- By utilizing the existing terraces as the primary areas for community building.
- There is very poor barrier free connectivity east west across the site.
- Its distinctive precinct that's characterized by a steeply terracing site, a lot of mature trees and large open spaces and a fairly homogenous architectural expression across the site.
- The site affords a great opportunity as a potential new gateway condition to the city of Vancouver, at the southeast corner of the site.

2. Trees and watershed:

- There is a wealth of ecological assets on the existing Skeena site. The goal is to maintain as many of the mature significant tree growth as possible on the site, utilizing these trees and significant open spaces.

3. Site and cultural memory:

- Maintaining the community built memorial, to pay respects to a family that passed away in a tragic fire several years ago at the site. Also, upgrading and enhancing the Skeena Hut that is the tenant's amenity building.
- Tenants have informally introduced planter boxes all over the site and there's a high degree of participation in urban agriculture and reinforcing that culture.
- In addition, responding to the existing community anchors that exist, the Thunderbird School and Community Center and reinforcing activity and community.

Margot Long, PWL Senior Principal Landscape Lead presented on the big design drivers for this project.

- The watershed forms an important part of the Brunette River system that flows into the Fraser River system which is critical to fish bearing creeks in the region. The watershed cannot be separated from the trees and soils.
- Retained trees are connected by native soils and create an important symbiotic connection through the root and soil. With the protection of a significant number of trees and a strong watershed connection, it opens up spaces which make up the public realm and semi-private places that we have been able to connect throughout the site, creating a strong connected community.

Kathy Wardle, P&W Director of Sustainability and Resiliency Lead presented on the project's approach to sustainability, community and climate resilience.

Climate resilience:

Design for a 2050-2080 climate as follows:

- Consideration for thermal comfort, indoors and outdoors. And what does it mean from an overall air quality standpoint.
- Retention of mature trees to provide cooler outdoor space while also helping to filter outdoor air.
- Site design will help minimize the urban heat island effect through increased canopy coverage and by maintaining soil depths. This project will eliminate as much surface parking as possible reducing the urban heat island effect associated with this new community.
- Consideration for integrating post disaster amenity
- Design durable long lasting buildings
- Integrate storm water management, exploring the re-use of water for landscape irrigation and exploring blackwater treatment.

Community Resilience:

- Minimize tenant displacement and disruption
- Maximize and diversify affordable housing
- Provide local serving childcare and retail facilities
- Prioritize access to views, daylight, and nature

Operational Carbon:

- Prioritize passive design strategies
- Exceed BC Step Code requirements
- Electrify buildings
- Make buildings renewable ready
- Ensure electric vehicle charging on site
- Encourage active modes and transit

Embodied Carbon:

- Use low embodied carbon intensive materials
- Use low carbon concrete
- Use wood frame to maximize carbon sequestration
- Design for building adaptability, disassembly and deconstruction

Applicant and staff took questions from Panel.

Panel Commentary:

A Panelist noted opportunities to strengthen the project by involving the Musqueam Squamish Nation's in particular with ecological connections and stormwater management, connecting with some of the work the Nations are doing.

Open Space Network

Panel support the approach and encourage further strengthening of the design concept of urban rooms. Panel note there was a lack of documentation of current and future site contextual relationships and encourage further design development to confirm the viability and success of these connections.

Panel encourage further definition of the programming of the central plaza. Panel note it as a strong response and organizing principle. Panelists question how the central plaza functions day to day as well as for special events.

A Panelist noted concerns with the lack of turnarounds for Hermon Drive. Is it a one way street or is there access from the north that would be needed at some point in order to make the space more accessible? (i.e. is it opened day to day? does it close for special events? etc.). Panel note that a clear design intent for Hermon Drive is needed to protect against collisions and conflicts between vehicular traffic and pedestrian movements. Visual connection of mid-block crossings of Hermon important.

A Panelist noted concerns with the central tower building as the parking lot does not have vehicle accessibility.

A Panelist noted the front door of the site at Cassiar and Lougheed needs further design development.

Some Panelists note some of the urban rooms would benefit from a unique identity, possibly anchored by amenity huts that house equipment for urban agriculture or storm water management. A Panelist recommended greater enclosure of the urban rooms with the mid-rise forms. A Panelist encouraged spaces not just for the public but backyards and spaces for residents where they can engage socially with each other for social resiliency.

A Panelist noted the width of the mid-rise buildings appear to be based on a double loaded corridor buildings with single aspect units. Single aspect units typically struggle with overheating. The Panelist recommended dual aspect units which can be naturally ventilated. Dual aspect unit buildings will also create building edge without changing the density, create more clearly defined for the urban rooms, more front doors and vertical circulation nodes connecting to the urban spaces. This will create more eyes on the streets and more front doors resulting in better urban design and a stronger open space concept.

Accessibility and Mobility

Panel note strong support for the Consultant team and the approach to accessibility right from the onset. Panelists appreciate seeing the accessibility material integrated through the document and encourage this for all projects presented.

Some panel members question the level of accessibility success particularly on the Lougheed corner. The accessible routes should be safe, pleasant and an essential part of the day to day site circulation. A Panelist encouraged more connection and more interaction between the Lougheed sidewalk and site. A Panelist noted the Lougheed corner seems like a bit of a gap given where there's also the bike lane. If someone is coming from the south end of the site and they want to walk with their bike there isn't a connection without using the elevators. Panel noted it needs to see contextually how this will fit in with the surroundings, not just the

connections to the transit station, but also the overall plan for this area.

Some Panelists note the need for publicly available elevators. A Panelist challenged applicant to think about the buildings as vertical bridges that link one part of the site to the other with accessible paths of travel. Panel encourage applicant to embrace that now and start planning for how will access work and safety work when those start to become part of your accessibility solution.

Built Form

In general, several Panel members note the height and density could be increased along Lougheed. A couple of Panelists note the shading associated with the towers appeared acceptable and there was a general consensus of support for the tower locations at the low point on the perimeter of the site by Panel. One Panel member noted concern with the central tower and whether that was appropriate or required by the design, noting the fourth tower appeared out of place.

Some Panelists note challenges with the built form as there hasn't been a lot of study about what the greater context might look like in the future. A Panelist noted there are possibilities to allow for an increased massing along Lougheed and that would allow for a reduced density as one moves north and west into the residential neighbourhoods.

A Panelist noted due to the unique circumstances of the site on a landscape level that studies could be taken to utilize the massing as further protection to the tree stock over time as temperatures increase. Because the site is open and exposed it is not protected from the sunlight, there needs to be a strong curation of massing and shadow studies to occur on the site to allow for protection of the planting and for the occupants that will be on the site.

Panel note concerns with the lack of contextual information available. A Panelist suggested a contour plan for next time.

Site Program and Complete Community

Some Panelists suggest amenities for those working from home such as shared workspace or meeting rooms could be provided on the site of this scale. A Panelist encouraged applicant to review the quantity of units for singles versus families.

Panel would like assurance the daycare size is coordinated with daycare operations and the number of children expected on the site. A Panelist noted by adding 1000 new families in the neighbourhood will add pressure to the schools, and suggested working with Vancouver School Board to build a school before there's an overflow.

A Panelist noted there are opportunities for people to utilize the site effectively. Panelist is concerned the site is overly programmed and there should be some consideration given to flexible programmed space.

A Panelist encouraged opportunities to allow for self-authorship by the inhabitants on the site to take on their own approaches or simply to begin arranging and utilizing space within the site as they wish.

A Panelist suggest planning for buildings with floor to floor heights close to grade facing

Lougheed that could accommodate future employment or retail space.

A Panelist noted there is a unique opportunity with the slope and how the parkade walls will be partially exposed and to consider designing parkade structures with some exposure to grade that could be retrofitted in the future into amenity or employment space as the need for parking reduces over time.

Preliminary Sustainability Strategies

Panel note strong support for the stormwater management systems. Panel note strong support for the tree retention strategy. A Panelist noted there is an opportunity for having a District energy system to load share between buildings and to consider a waste water heat recovery systems. A Panelist suggested further defining post disaster provisions for residents. Will residents take refuge on site or in the adjacent school and community centre.

Applicant's Response: The applicant team thanked the panel for their comments.

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Skeena Terrace Project Correspondence



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Sarah Crowley
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Planning, Urban Design and Sustainability
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via email: sarah.crowley@vancouver.ca

July 19, 2021

Dear Ms. Sarah Crowley and Colleagues,

RE: Skeena Terrace Final Draft Guiding Principles

Thank you for your consultation with Vancouver Coastal Health (VCH) on the planned Skeena Terrace redevelopment project, with attention to evidence-informed planning to support healthy and equitable communities. Healthy communities are places that are safe, contribute to a high quality of life, provide a strong sense of belonging and identity, and offer access to a wide range of health-promoting amenities, infrastructure, and opportunities for all residents. With the growing body of literature attributing the planning of a community's built environment to people's physical, mental, and social health, VCH actively engages with local governments to provide a health lens to community planning processes.

The *Skeena Terrace Final Draft Guiding Principles* document presented to VCH's Public Health team in June 2021 has been reviewed by a Medical Health Officer, Environmental Health Scientist, Population Health Team, and the Healthy Built Environment team.

The thoughtful redevelopment of Skeena Terrace by the City of Vancouver and BC Housing can assist in optimizing the positive health benefits for residents while mitigating negative health outcomes. The World Health Organization (WHO) recognizes access to shelter as a "fundamental condition and resource for health." Limited availability of affordable housing creates barriers to accessing this fundamental determinant of health. The location, design, and quality of housing can also directly influence the health and well-being of residents, and the broader community. Please accept the following comments for your consideration:

The framing of the *Guiding Principles* suggests that each principle is important and complementary to the others in contributing to the creation of a community whose values are at the centre of its identity. VCH recognizes that BC Housing and the City of Vancouver have thoughtfully and intentionally worked to develop guiding principles that aim to support health and equity:

- **Socially Just**

It is becoming better understood that policies can exacerbate inequitable environments for equity-denied populations, particularly as they shape the built form. We are pleased to see that *equity, diversity, inclusion and accessibility* and *tenants first* are explicitly identified as guiding principles, a visible commitment to residents of the community and the public. We appreciate that the Skeena Terrace project team values diverse knowledge and experiences of community members as crucial to a genuine engagement and planning process.



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- **Sustainable & Resilient**

VCH's Public Health team works with the scientific knowledge that climate change is a threat to public health; meanwhile, lack of access to affordable and adequate housing has challenged the region, threatening one of the fundamental social determinants of health. VCH is pleased to see commitments to creating a community that will meet the housing needs of a variety of family formations and demographics, all while aiming for leadership on climate change mitigation and adaptation. It is important to note that building design will play a key role in reducing the health impacts of climate change through the prevention of overheating using active cooling and enhanced air filtration for wildfire smoke events.

- **Healthy & Livable**

It is excellent that BC Housing and the City of Vancouver have identified not only physical and mental wellbeing, but also included social wellbeing among the aims of the development. We appreciate the integration of each of the core components to the Provincial Health Services Authority's *Healthy Built Environment Linkages Toolkit* in Skeena Terrace's Guiding Principles.

To further promote health, the redevelopment project could consider the following recommendations:

- **Address food security and accessibility**

We note that access to healthy and affordable food is challenging in the Skeena Terrace area, and acknowledge that project partners are likely well aware of this hurdle. Our program would support further actions in the area to help improve security, with priorities given to affordable, healthy food retail services such as supermarkets rather than food gardens. We would support other initiatives that would make the provision of an affordable, small supermarket or grocery store possible, while maintaining the integrity and intent of the development. We would recommend considering a feasibility assessment to ensure appropriate population densities are achieved to enable the economic viability of affordable retail grocery options. VCH sees this as a great opportunity to improve food security in this area of the City as providing access to healthy and affordable foods in this area would not only benefit the residents of Skeena Terrace, but to all those living around the area.

- **Mitigate noise pollution**

Skeena Terrace is located close to major arterial roads and highways that can expose residents to harmful environmental exposures. While the Guiding Principle "Healthy, Connected, & Active" identifies mitigating air pollution to support physical health, noise is not mentioned as another harmful health exposure. We suggest including noise mitigation through neighbourhood planning and building design in this guiding principle to reduce exposure to the ambient noises, particularly coming from nearby transportation sources. Given that we spend a large majority of our time indoors, a well-designed building can play a key role in reducing exposures to and mitigating the health impacts from traffic related air pollution and noise.



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- Increase access to greenspace

Exposure to nature and access to green space can reduce stress, improve mental health, encourage more physical activity, and facilitate social connections. Our team encourages creation of shaded play and gathering spaces on-site, and would support other initiatives off-site that would increase greenspace and tree-canopy cover access for the residents of Skeena Terrace as well as current and future community members. This is an opportunity to provide residents with shaded areas to escape the increasing number of hot days experienced in the region, as well as all-weather opportunities to increase year-round socialization.

We look forward to future engagement with the Skeena Terrace redevelopment project. If you have any further questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "MS", written over a horizontal line.

Michael Schwandt, MD MPH FRCPC
Medical Health Officer
Vancouver Coastal Health