

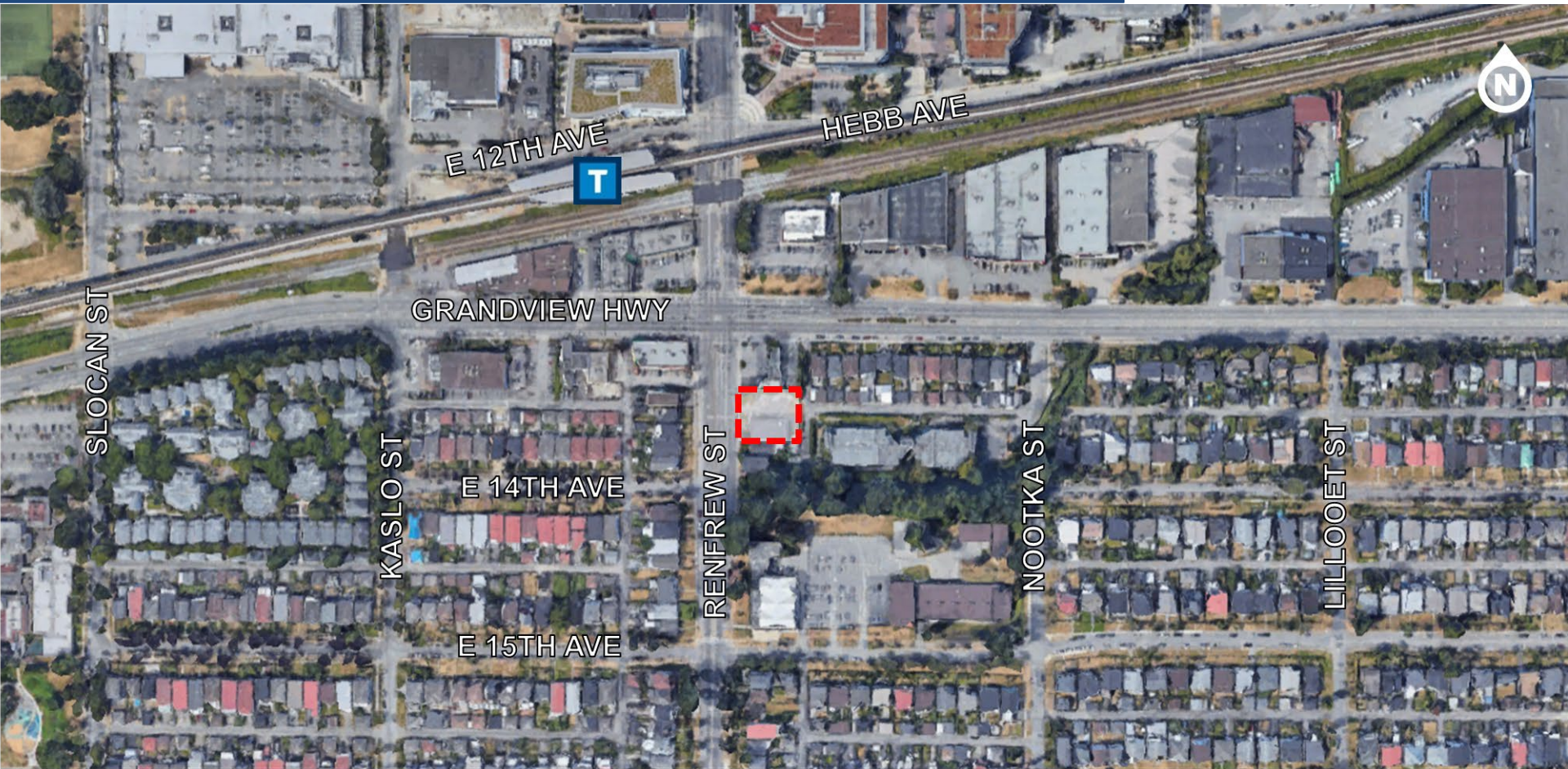
CD-1 Rezoning: 2928-2930 Renfrew Street

Public Hearing

February 29, 2024



Existing Site and Context



Local Amenities and Services

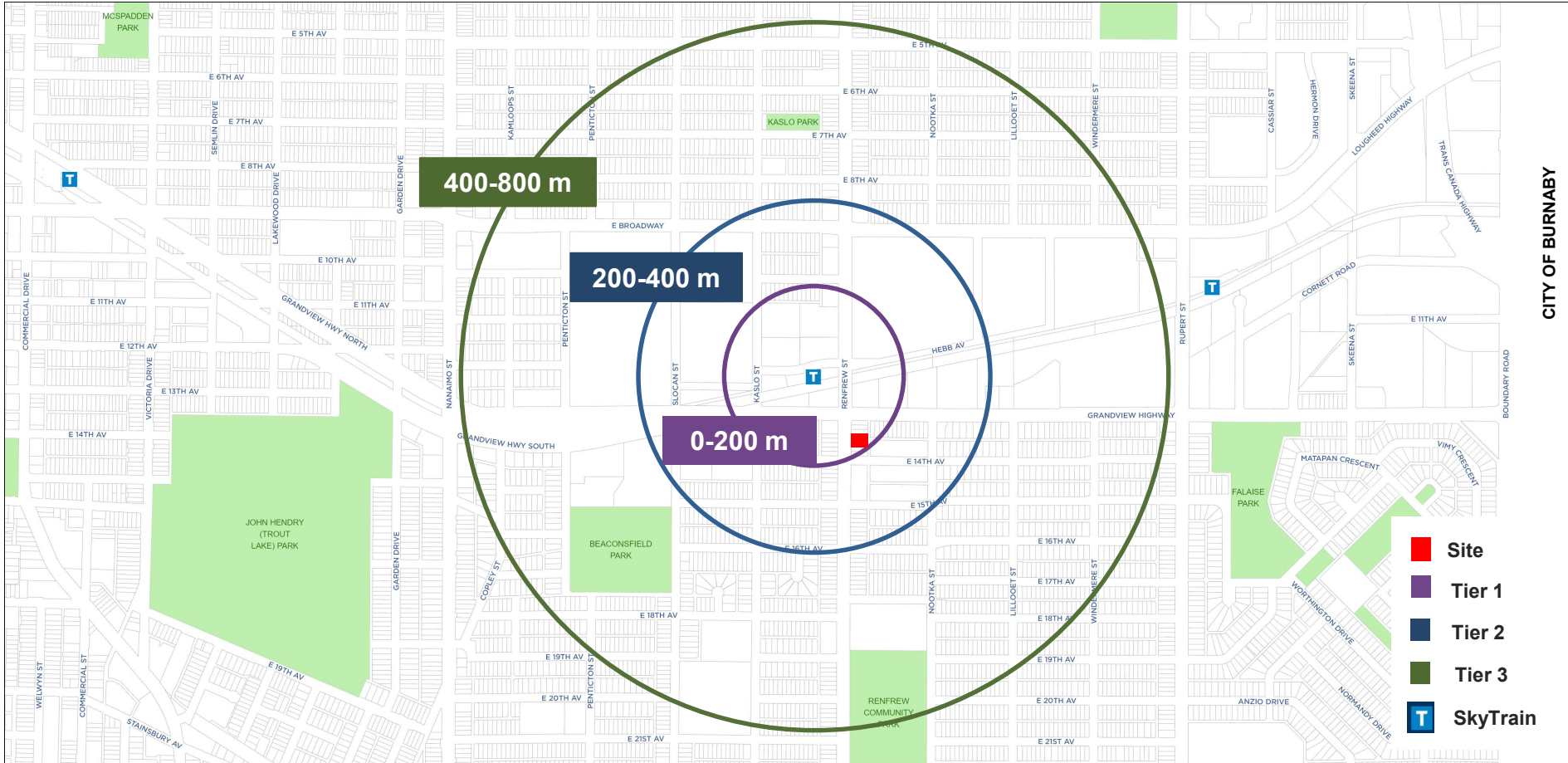


800 m

400 m

- Site
- School
- Childcare
- Park
- T SkyTrain
- Community Centre/ Library
- Bike Path

Transit-Oriented Analysis (Proximity to Transit)



Policy Context

Policy

Rupert and Renfrew Interim Rezoning Policy

*Approved by Council March 29, 2022
Last amended March 7, 2023*



Applications for projects involving 100% social and supportive housing, or community care facilities or group residences may be considered

Policy Context cont.



ADMINISTRATIVE REPORT

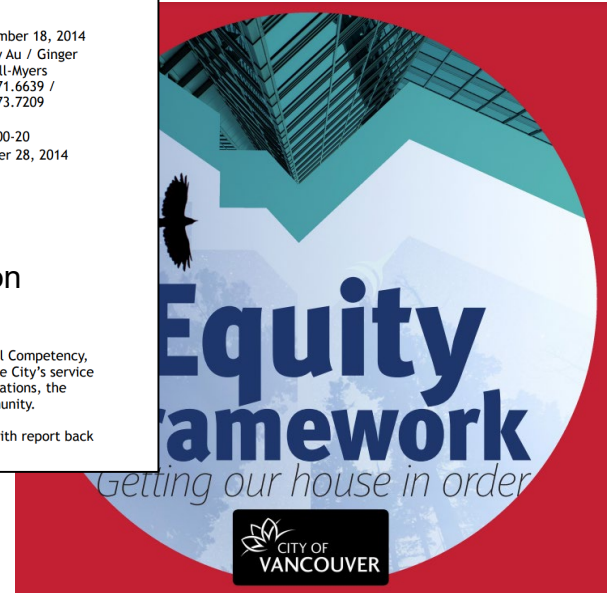
Report Date: September 18, 2014
Contact: Wendy Au / Ginger Gosnell-Myers
Contact No.: 604.871.6639 / 604.873.7209
RTS No.: 10681
VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2014

TO: Vancouver City Council
FROM: City Manager

Framework for City of Reconciliation

RECOMMENDATION

- A. THAT Council adopt the proposed framework focusing on Cultural Competency, Strengthening Relations, and Effective Decision-Making within the City's service provision and ongoing relationships with Vancouver's host First Nations, the Musqueam, Squamish, Tsleil-Waututh and urban Aboriginal community.
- B. THAT Council direct staff to develop a four year work program with report back every two years on progress and outcomes.



Supportive Housing in Vancouver

Total Number of existing buildings with self-contained units

	Temporary Modular	Purpose-Built
Buildings	10	55
Units	658	3,130



Partnerships to Build Supportive Homes Citywide



PSHI Supportive Housing Units

Previously approved (4 projects)	254
Renfrew	72
Total	330

Progress to Targets on Supportive Housing

Housing Vancouver Targets for Supportive Housing as of December 31, 2023

10-Year Target	Units Approved Towards Target
4,100	1,148* (28%)

*includes TMH



Proposal

- Submitted June 5, 2023
- 12-storey residential building
- Height of 49 m (161 ft.)
- FSR: 4.5
- 76 social housing studio units
- Lu'ma Native Housing Society selected as operator
- Five vehicle and 76 bicycle spaces



Rental Rates

		100% of Units Shelter Component of Income Assistance	
Proposed Unit Size (sq. ft.)		Max Monthly Rents	Annual Income
Studio	360	\$500	≤ \$18,000

Public Consultation

Spring 2023 – Applicant-led Pre-application Consultations

- Notification, BC Housing Webpage, 3-week Q&A, 2 virtual dialogue sessions, visiting local businesses

Summer to Fall 2023 – City-led Public Consultations

- Shape Your City Webpage
- 850 notification postcards
- July 5 to 18 – Online Q&A Period
- Email outreach to 27 local schools, faith groups, community organizations, First Nations
- Meetings with local community organizations
- In-person meeting with local residents

Postcards Mailed
July 5, 2023

Postcards distributed	852
Questions	3
Comment forms	33
Other input	5
Total	41

City-hosted
Virtual Open House
July 5 to July 18, 2023



Feedback and Responses

Support

- Height, density and massing, location, housing choice

Concern

- Safety, location, height density and massing

Response

- **Safety concerns:** Communities benefit on financial, social and equity objectives by providing people who were experiencing homelessness with homes and support services
- **Location:** Well served by transit, services and amenities
- **Height, density and massing:** Appropriate next to wide arterial, in close proximity to transit station, and aligns with *Vancouver Plan*

Conclusion

- Application for social housing may be considered under the *Rupert-Renfrew Interim Rezoning Policy*
- Application advances City's supportive housing policy goals, equity and Reconciliation commitments
- Staff support application subject to conditions in Appendix B

