



## REFERRAL REPORT

Report Date: September 2, 2025  
Contact: Dan Garrison  
Contact No.: 604-673-8435  
RTS No.: 18081  
VanRIMS No.: 08-2000-20  
Meeting Date: September 16, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Modification to a Condition of Enactment for 3077 Maddams Street  
(formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)

### ***RECOMMENDATION TO REFER***

THAT the application to replace the Original Housing Agreement Condition with the Modified Housing Agreement Condition, each defined in Recommendation A, to be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application to replace condition of Enactment 2.8 in Appendix B – Part 2 of the Referral Report for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) in RTS 14508 (the “Original Housing Agreement Condition” with the condition described in and as set out in Appendix A (the “Modified Housing Agreement Condition”) be approved.
- B. THAT subject to approval of the application, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact the Housing Agreement By-law(s) authorizing the City to enter into the new Housing Agreement for the property, and any costs incurred in fulfilling requirements imposed are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

The effect of this application is to replace the Housing Agreement previously enacted as secured market rental tenure, with a new Housing Agreement for social housing tenure by replacing the Original Housing Agreement Condition with the Modified Housing Agreement Condition, each as defined above.

Staff have assessed the request and concluded it advances the City's social housing goals and commitments. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Council's approval in principle of the rezoning application for 3077 Maddams Street (June 2021, RTS 14508)
- Housing Agreement By-law No. 13358, enacted on June 7, 2022
- Enactment of CD-1 (825) By-law on July 20, 2022
- Director of Planning approved Development Permit March 2023

### **REPORT**

#### **BACKGROUND CONTEXT**

Following a Public Hearing on July 6, 2021, Council approved in principle rezoning 1405 East 15th Avenue and 3047-3071 Maddams Street in the Kensington Cedar neighbourhood (see Figure 1) to permit a six-storey residential building with a height of 21 m (68.8 ft.) and density of 2.7 FSR under the *Affordable Housing Choices Interim Rezoning Policy* (*note, this policy has now been repealed*).

At the Regular Council meeting on June 7, 2022, Council enacted Housing Agreement By-law No. 13358 to authorize entry into a housing agreement securing the use of the subject lands for market rental units.

At the Regular Council meeting on July 20, 2022, Council enacted CD-1 (825) By-law to allow for the development of 81 market rental units.

**Figure 1: Site and Surrounding Zoning**



A Development Permit was issued March 24th, 2023 (see Figure 2). The project is now at the Occupancy Permit stage.

**Figure 2: Building Rendering (looking east)**



In June, 2025, Fabric Living (on behalf of the registered owner, Caulfield Rock (Clark Park) Holdings Inc.) and BC Housing approached the City to notify of BC Housing's intent to purchase the near-occupancy building and to request that the tenure of the building change from market rental to social housing. Staff worked with Fabric Living and BC Housing to consider the request and prepare the necessary amendments to the enacted Housing Agreement to facilitate the proposed change in housing tenure. BC Housing also indicated their intent to seek a \$1.4 million grant from the City to support this conversion. Staff will bring forward a separate report in the Fall of 2025 to seek Council's consideration of the grant request.

## STRATEGIC ANALYSIS

The applicant is proposing to replace the enacted Housing Agreement for market rental housing. A Housing Agreement entered into pursuant to the Modified Housing Agreement Condition will secure the housing tenure as social housing for 60 years or the life of the building. Staff have reviewed this request and sought advice from Law. Subject to Council's approval, staff will work with the applicant to replace the existing Housing Agreement to give effect to this direction.

Should Council approve the recommendations, 81 units of social housing would be added to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3). The 81 social housing units will be secured by a new replacement Housing Agreement and Section 219 covenant for the longer of the life of the building and 60 years.

**Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of June 30, 2025**

Category	10-Year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Social, Supportive and Co-op Housing	10,000	875 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached (including TMH projects and multi-phased major developments).

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

## Financial Implications

The applicant paid a Community Amenity Contribution (CAC) of \$250,000 and Development Cost Levies (DCLs) of \$1,456,861 as part of the previously-approved market rental project. To support the conversion from market rental to non-market housing, BC Housing will be seeking a \$1.4 million grant from the City. This grant request will be brought forward for Council's consideration under a separate report in the Fall 2025.

Council's decision on replacing the Original Housing Agreement Condition with the Modified Housing Agreement Condition as defined in Recommendation A is not contingent on Council's decision on BC Housing grant request at a later date.

## Legal Implications

If the Recommendations in this report are adopted, the Director of Legal Services will bring forward the new Housing Agreement By-law to reflect the changes as described in this report.

## Conclusion

Staff support the application for the Modified Housing Agreement Condition and to replace the Housing Agreement for the subject site to secure social housing. The application advances the City's social housing commitments. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to a Public Hearing, and that, subject to the Public Hearing, the application be approved.

\* \* \* \* \*

**Proposed Modified Housing Agreement Condition for 3077 Maddams Street**

**1. Council strikes out the Condition 2.8:**

“2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all 82 residential units as secured market rental housing units pursuant to the City’s Affordable Housing Choices Interim Rezoning Policy, for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.”

**2. And substitutes the following:**

“2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- (d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, or approximately equivalent income limit, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

- (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
- (f) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law and may also require a by-law to release the existing Housing Agreement, each by-law enacted pursuant to Section 565.2 of the Vancouver Charter."

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