

Modification to a Condition of Enactment for 3077 Maddams Street

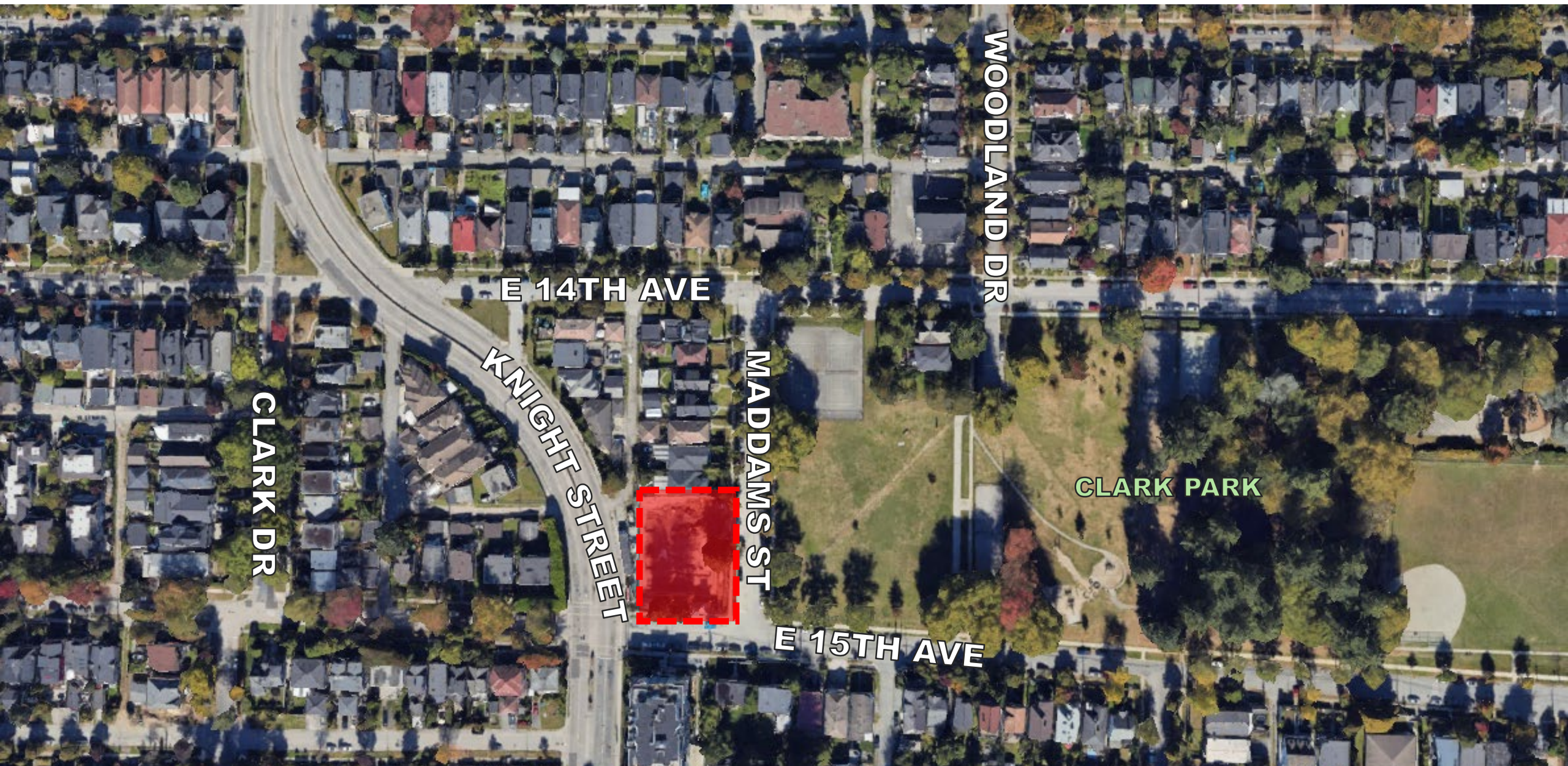
(formerly 1405 East 15th Avenue & 3047-3071
Maddams Street)

Public Hearing

October 30, 2025



Existing Site and Context



Background

- **July 2021** – Approved rezoning for a six-storey residential building with 81 market rental units under the *Affordable Housing Choices Interim Rezoning Policy*
- **July 2022** – CD-1 (825) and Housing Agreement enacted
- **March 2023** – Development Permit issued
- **June 2023** – Building Permit issued and start of construction
- **June 2025** – BC Housing approached the City to notify of intent to purchase the near-occupancy building and secure the units as social housing

Proposal

- Replace the enacted Housing Agreement with a new Housing Agreement
- Change in tenure to convert 81 units of market rental housing to social housing
- The site will be owned by BC Housing and meet the City's definition of social housing
 - 30% of units rented below Housing Income Limits (HILs)

Public Benefits

- 81 units previously-approved as market rental converted to social housing

Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of September 30, 2025

Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	10,000	978 (10%)

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 nits 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 Considerations

- To support the conversion in tenure, BC Housing will be seeking a grant from the City, for the previously paid Development Cost Levies on the market rental project
- To be considered by Council in November in separate report
- The recommendation to replace the Housing Agreement to facilitate social housing **is not contingent** on Council's later decision on the grant request

Conclusion

- Staff recommend approval
- Conversion of 81 market rental units to social housing advances the City's social housing targets

