



COUNCIL REPORT

Report Date: October 21, 2025
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RTS No.: 18082
VanRIMS No.: 08-2000-20
Meeting Date: November 4, 2025
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TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Approval of Capital Grant to BC Housing for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)

Recommendations

- A. THAT Council approve a Capital Grant in the amount of \$1.4M to Provincial Rental Housing Corporation ("BC Housing") to aid in the conversion of 81 units from market rental to social housing. The source of funding will be existing approved multi-year capital project budget for 2023-2026 Grants to support new or redeveloped Partner non-market housing units funded by the Empty Homes Tax reserve.
- B. THAT Council, for the purposes of the grant set out in Recommendation A, deems BC Housing to be an organization "contributing to the culture, beautification, health or welfare of the City" in accordance with Section 206(1)(i) of the *Vancouver Charter*.
- C. THAT Council delegate its authority to the Deputy City Manager to negotiate and execute the Grant Agreement to disburse the grant described in Recommendation A on the terms and conditions generally outlined in this Report and such other terms as are satisfactory to the Deputy City Manager and the Director of Legal Services.
- D. THAT no legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation is executed and delivered by the respective parties.

Recommendation A constitutes a grant and therefore requires affirmative votes from at least 2/3 of all Council members pursuant to Section 206(1) of the *Vancouver Charter*.

Purpose and Executive Summary

This report recommends Council approve a capital grant totalling \$1.4M to assist with the conversion of a purpose-built rental building to social housing, enabling 81 units of social housing in Vancouver. Council has previously considered and approved replacing the previous Housing Agreement with a new Housing Agreement to secure the building as social housing. The Housing Agreement will be registered on title, securing the affordability of all units for 60 years or the life of the building, whichever is greater. The capital grant would be payable immediately following execution of a Grant Agreement and registration of the Housing Agreement on title.

Council Authority/Previous Decisions

- Council's approval in principle of the rezoning application for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 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
- Council's approval in principle of the Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) (October 30, 2025, RTS 18081)

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Following a Public Hearing on July 6, 2021, Council approved rezoning 1405 East 15th Avenue and 3047-3071 Maddams Street (see Figure 1) to permit a six-storey residential building with a partial seventh floor for a roof-top amenity space with a height of 21 m (68.89 ft.). At the Regular Council meeting on July 20, 2022, Council enacted Bylaw No. 13477 to allow for the development of 81 units of rental market housing units.

A Development Permit was issued March 24th, 2023 for 81 units of market rental housing units. The project is at the Occupancy Permit stage.

In June 2025, Fabric Living (on behalf of the owner) and BC Housing approached the City requesting that the tenure of the building move from secured market rental to social housing as BC Housing intends to purchase the near occupancy building from the owner. Staff worked with Fabric Living and BC Housing to consider the request and prepare the necessary changes to the Housing Agreement. The applicant and BC Housing also requested a grant to facilitate the delivery of social housing on this site.

Discussion

Should the grant request be approved, enactment of the modified Housing Agreement for social housing, and full registration of the Housing Agreement with the Land Title Office to secure the tenure, would be required before the grant is issued.

Should the grant request not be approved, BC Housing has indicated they may not proceed with enactment of a modified Housing Agreement for social housing and the project would remain as market rental.

Financial Implications

The City's capital grant contributions are conditional on execution of Grant Agreements to the satisfaction of the Deputy City Manager and Legal Services and registration of Housing Agreements on title to the Lands.

Consistent with Council policies, all social housing projects are expected to be self-sustaining over the long-term where rents and/or external operating subsidies are set at levels that will cover operating costs and capital replacement; and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

Sources of funding for the \$1.4 million grant is the approved multi-year capital budget for the 2023 - 2026 Non-market Housing grant program to support new or redeveloped Partner housing units funded by the Empty Homes Tax Reserve. Expenditures will be managed within the current approved Annual Capital Expenditure Budget

Legal Implications

There are no legal implications associated with this report's recommendations.

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