



REFERRAL REPORT

Report Date: December 20, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15412
VanRIMS No.: 08-2000-20
Meeting Date: January 17, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1925 Southeast Marine Drive

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, 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;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at 1925 Southeast Marine Drive [*PID 009-453-814; Lot B, Except part in explanatory plan 7314, Block K District Lot 328 Plan 9822*], to rezone the lands from RS-1B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.04 and increase the maximum building height from 10.7 m (35 ft.) to 25.0 m (82 ft.) to permit the development of a six-storey residential building containing a total of 72 social housing units be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Human Studio Architecture and Urban Design Ltd., received May 20, 2022, provided the Director of Planning may allow

minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, 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 a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning 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

This report evaluates an application to rezone 1925 Southeast Marine Drive to a CD-1 (Comprehensive Development) District under the *Victoria-Fraserview/Killarney Community Vision*. The application proposes a six-storey residential building containing a total of 72 social housing units. Staff have assessed the application and conclude that it advances the City's *Housing Vancouver Strategy* for supportive and social housing, in addition to commitments around equity and reconciliation.

This project is part of a Memorandum of Understanding executed by BC Housing, Canada Mortgage and Housing Corporation (CMHC) and the City to deliver supportive housing using modular construction on City-owned sites. If approved, the application would contribute 72 deeply affordable housing units, 100% of which are secured at the shelter component of income assistance with on-site and in-reach support services. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Memorandum of Understanding (2020) (MoU) (between BC Housing, CMHC and the City)
- Vancouver Plan (2022)
- Victoria-Fraserview/Killarney Community Vision (2002)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- SRO Strategy in Housing Vancouver (2017)
- City of Reconciliation (2016)
- Equity Framework (2021)
- Secured Rental Policy (2012, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2020)
- Vancouver Development Cost Levy By-law No.9755 (2008, last amended 2022)
- Vancouver Utilities Development Cost Levy By-law No.12183 (2018, last amended 2022)
- Urban Forest Strategy (2014)

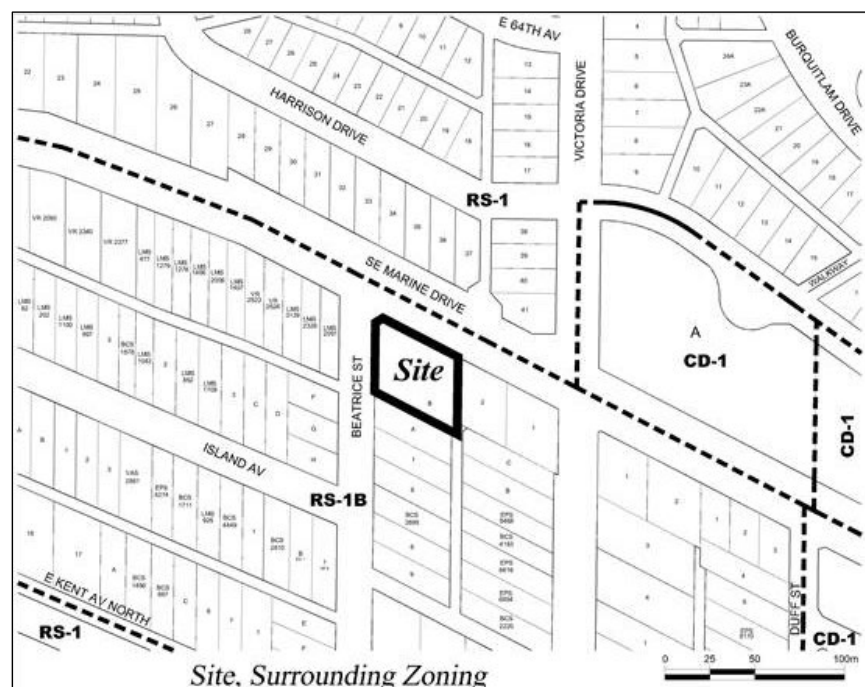
REPORT

Background/Context

1. Site and Context

The 1,974.1 sq. m (21,249 sq. ft.) subject site is an undeveloped, single lot at the southeast corner of Marine Drive and Beatrice Street. The surrounding area is zoned RS-1B (Residential District) and developed with single-detached houses (see Figure 1). The site slopes down from Southeast Marine Drive by 6 m (20 ft.).

Figure 1: Site and Surrounding Zoning



Neighbourhood Amenities – The following amenities are located near the site:

- Parks – Fraserview Park is 700 m north. Gladstone-Riverside Park is 700 m southeast.
- Library – Vancouver Public Library Fraserview Branch is 1.3 km to the north.
- Transit – The No. 100 Marpole-22nd Street Station, No. 20 Victoria-Downtown, and N20 night bus stops are all located within one block of the site.
- Bicycle routes – The east-west Kent and Fraser River Trail Bikeways are 250 m south. The north-south Sunrise bikeway is 850 m east.

2. Policy Context

Memorandum of Understanding (2020) (MoU) – The MoU describes a partnership, the Permanent Supportive Housing Initiative (PSHI), to deliver supportive housing on city-owned sites (see Appendix C). The MoU was executed by BC Housing, the CMHC and the City in 2020. Five projects are proceeding through this initiative to deliver a minimum of 300 new permanent, deeply affordable social housing units with on-site and in-reach support services. At Council's direction, staff are prioritizing the processing and delivery of deeply affordable housing projects that leverage significant senior government investment required to address the housing inequity experienced by the city's low-income and marginalized residents.

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Victoria-Fraserview/Killarney Community Vision*. Implementation of the *Vancouver Plan* includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives. The proposal also addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

Victoria-Fraserview/Killarney Community Vision (2002) – The Vision supports rezoning for social housing projects, and encourages more diverse housing types along Marine Drive.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of social housing units and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, and identifies the need to coordinate action with senior governments, non-profit and Indigenous housing partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 4,100 social housing units with supports, rented at the shelter component of income assistance (shelter rate), for those at greatest risk of homelessness and displacement. The strategy also calls for increased supports and protections for people who are experiencing homelessness, including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability. This application would contribute 72 new

affordable rental homes with embedded support services and affordable to households with incomes below \$15,000 per year.

Housing Vancouver’s SRO Strategy (2017) – As part of the *Housing Vancouver Strategy*, Council identified the need to create new purpose-built, self-contained dwelling units outside the Downtown Eastside (DTES) to end reliance on Single Room Occupancy (SRO) units as housing of last resort. This application provides self-contained, shelter-rate, social housing units outside the DTES to increase housing opportunity and choice for residents in greatest need.

Advancing Housing Policy and Equity – This proposal advances both the City’s supportive housing policy goals, as well as key equity and reconciliation commitments that require affordable and accessible housing as a foundation for action. This includes, but is not limited to:

- **City of Reconciliation (2016)** – As a *City of Reconciliation*, the City commits to form a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community. Indigenous residents are consistently and significantly over-represented (39% versus 2% of the general population) amongst those who are experiencing or at risk of homelessness, or housing insecurity. This project is an action in support of reconciliation and advances the Calls for Justice in the national inquiry of Missing and Murdered Indigenous Women and Girls (MMIWG), which describes how marginalization through poverty, insecure housing or homelessness, and barriers to services contributes to the targeting of Indigenous women and girls.
- **Equity Framework (2021)** – Council adopted an *Equity Framework* to lead the City’s internal processes and decision making in this area, and how concepts of equity can be embedded into the City’s work through individual and organizational commitments. Through legislation and regulation, the City can remove systemic barriers to housing and prioritize accessible, safe housing for marginalized groups that experience homelessness.

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included changes to increase the clarity and certainty of opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

Strategic Analysis

1. Proposal

This rezoning application proposes a six-storey residential building containing 72 social housing units to be rented at the shelter component of income assistance. All units are proposed to be studio apartments, four of which are accessible. Proposed amenity spaces include laundry, common dining area, multipurpose area, TV room, a meeting room and outdoor amenity spaces. The building also contains offices and support-service spaces to support tenants. One level of underground parking is accessed from the rear lane. The application proposes a density of 2.04 FSR and height of 25.0 m (82 ft.).

The application includes a 3.3 m (11 ft.) statutory right-of-way (SRW) along Marine Drive for public realm improvements and 6.1 m (20 ft.) lane dedication along the south side of the property.

Figure 2: Perspective View of Proposal from Marine Drive Looking Southeast

2. Land Use

This subject site is zoned RS-1B (Residential) District. The intent of the RS-1B District is to maintain residential uses, permitting duplexes and multiple dwellings. The proposed residential use is consistent with the intent of the local zoning.

3. Form of Development, Height and Density (Refer to drawings in Appendix D and statistics in Appendix F)

The *Victoria-Fraserview/Killarney Community Vision* supports rezoning for social housing developments, but does not provide guidance on form, height or urban design considerations. The SRP applies to this area and supports rezoning for up to six-storey developments, pending the proposed level of affordability. Staff have reviewed the proposal based on the current zoning, SRP policy context and general urban design objectives.

Current Zoning – Under the site's RS-1B (Residential) District zoning, two-and-a-half-storey buildings up to 10.7 m (35 ft.) and 0.70 FSR are permitted.

Form of Development – This rezoning application proposes a six-storey apartment building facing Marine Drive that steps down to five storeys on the lane to follow the slope in grade. The SRP supports rezoning for four- to six- storey, secured-rental, residential buildings along arterials. Under the same policy, the properties to the south are eligible for three- to four-storey apartments or townhouses. While the proposed building is larger than the surrounding context, it is considered an appropriate form given that the SRP provisions for the area may create a greater diversity of housing options.

Height – The recommended building height of 25.0 m (82 ft.) is higher than a typical six-storey residential building (19.9 m, 65 ft.) because of the significant slope of the site, a higher ceiling height for the ground floor amenity space, and the technical requirements of modular construction proposed for this project. In comparison to conventional construction, modular construction requires a higher floor-to-floor height to achieve a typical dwelling unit ceiling height 2.7 m (9 ft.).

Figure 3: Beatrice Streetscape View Looking East

Shadows cast by the building extend primarily across Marine Drive to the north. They also shade the front yard of a house across Beatrice Street for a short time in the morning on equinoxes (see Appendix D). The shadow impact on the house and surrounding area was assessed by staff and deemed acceptable on balance, given the provisions of the SRP and the delivery of social housing.

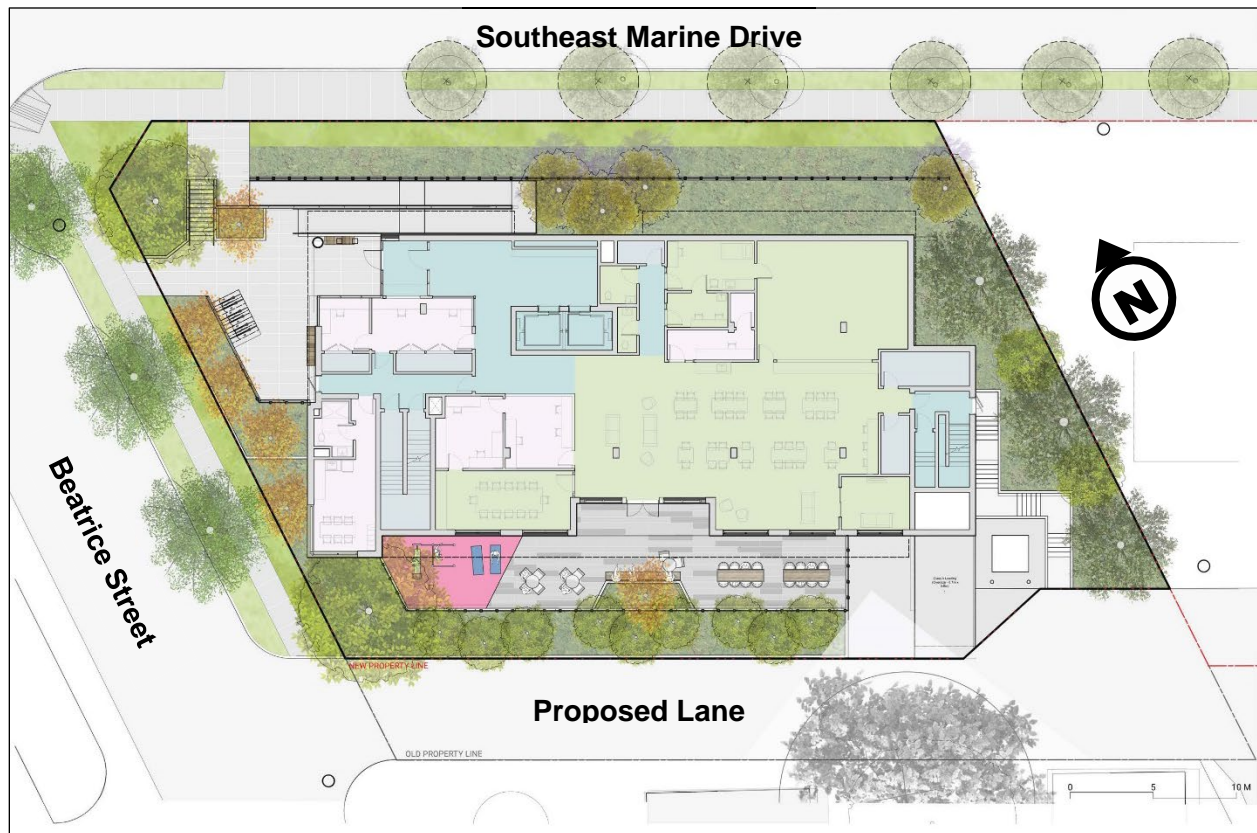
Density – The recommended density is 2.04 FSR and is comparable with other six-storey residential buildings along arterial roads across the city. Further, the SRP provisions for six-storey buildings would allow up to 2.4 FSR at this location.

Neighbourliness – A key urban design objective is to create a sympathetic relationship with neighbouring properties. The lane dedication along the south will create a separation from the lots to the south. The proposed building is also set back from the south property line to provide space for landscape screening, and steps back on the top floor to reduce its perceived massing. It also provides generous space at the corners of the property and along the east side for large tree plantings and substantial landscaping (see Figure 4). Conditions in Appendix B seek further design development to maximize the landscape buffer along the lane to further reduce/soften the interface with the surrounding residential neighbourhood.

Public Realm Interface – Marine Drive is exceptionally wide (34.7 m, 114 ft.) at this location. As such, the public realm is not overly contained by the proposed six-storey building.

Apartment buildings fronting arterial roads usually provide a generous front yard setback for landscape treatment to buffer building residents from traffic, and to offer a high quality interface with the public realm. The proposed front yard is relatively small due to the shallowness of the site resulting from the lane dedication and required SRW along Marine Drive. Design conditions are included in Appendix B to require improvements to this public realm interface to address pedestrian safety and comfort, increase visual interest, and enhance landscaping.

Livability/Amenity Spaces – The proposed unit layouts meet BC Housing’s Social Housing Design Guidelines, and proposed program and amenity spaces were developed in consultation with BC Housing and the future building operator. The proposed studio units are approximately 33 sq. m (355 sq. ft.) in size. Unit layouts will be further evaluated at the development permit application stage.

Figure 4: Site Plan Showing Outdoor Amenity and Landscaping

The ground floor indoor amenity and program spaces, and two outdoor amenity spaces are generous in size and offer needed support services and opportunities for social interaction. The two outdoor amenity spaces are located on the ground floor and the sixth floor, both facing south.

Landscape – The proposal provides hard and soft landscaping elements, urban agriculture boxes, and seating in the outdoor amenity spaces. Conditions in Appendix B require further exploration of additional landscaping in the front, side and rear yards to soften the building’s interface with the public realm and adjacent neighbours.

Urban Design Panel (UDP) – A UDP review was not required at the rezoning stage as the overall scale and massing of this application is generally in line with the policy context of this area. Should the rezoning be approved, staff expect to see continued design improvement through the development permit stage.

Staff have reviewed the rezoning application and concluded that the proposed height, massing and density are supportable, subject to conditions in Appendix B.

4. Transportation and Parking

The application proposes three accessible parking spaces, four regular parking spaces, passenger and loading spaces, accessed from the lane. Parking spaces are limited and for tenant support staff and visitors, as future residents are not anticipated to own vehicles. 79 secured bicycle parking spaces are provided, and six visitor bicycle parking spaces are located

outside the front entrance. The application will comply with the Parking By-law. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

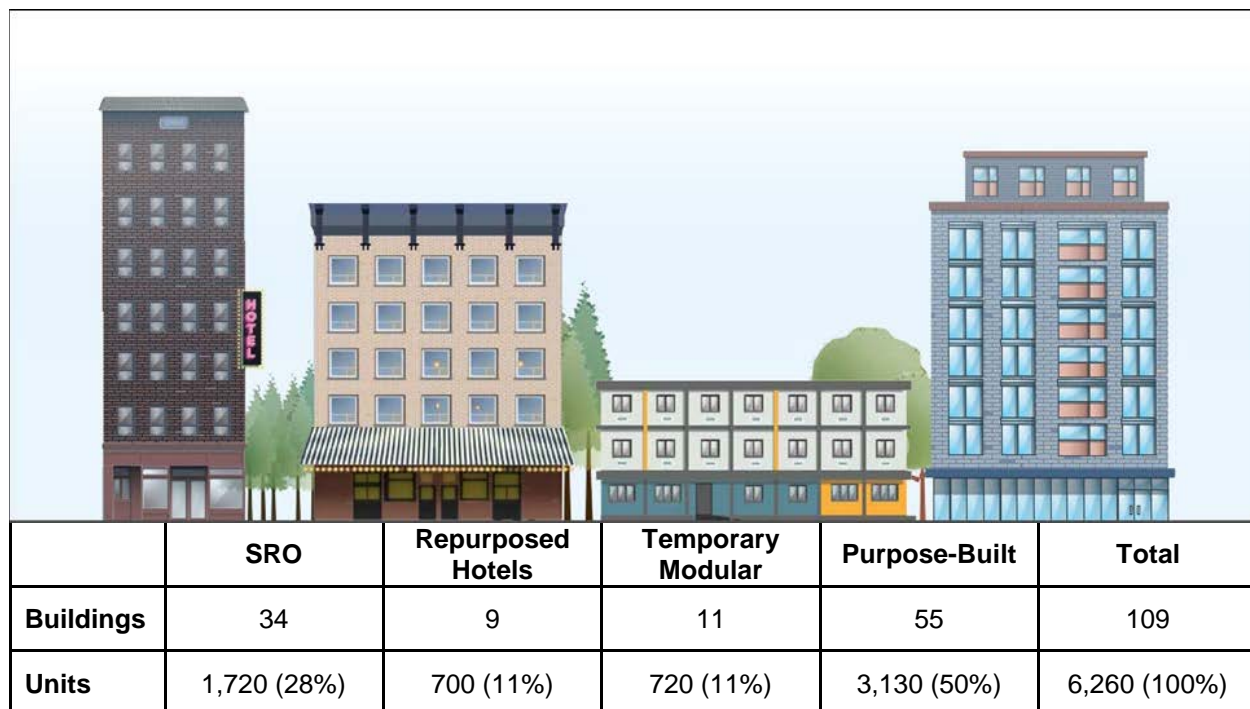
5. Housing

BC Housing, Vancouver Coastal Health and the City of Vancouver have a strong track record of working together to create deeply affordable homes with supports for people who need them. Over the last 15 years, these partners delivered approximately 1,900 supportive homes (both permanent and temporary) for individuals and families experiencing or at risk of homelessness. Council approved the [Supportive Housing Strategy](#) (2007), setting the policy framework for creating permanent pathways from homelessness to stable housing with support services. Access to safe and secure affordable housing with supports has shown to improve the health and housing outcomes for people experiencing or at risk of homelessness.

Half of Vancouver's supportive housing stock is government-owned or non-profit leased SROs, repurposed hotels or modular buildings on temporary sites (TMH) (see Figure 5). The need for new, purpose-built social housing with supports is compounded by the aging stock of SROs and time limitations of TMH.

Supportive Housing Need – The need for supportive housing for people experiencing homelessness is shown in data collected in City and regional homeless counts, research and outreach:

- 2020 Vancouver Homeless count found 2,095 residents identified as experiencing homelessness, with 547 people living on the street and 1,548 people living in sheltered locations, including emergency shelters, detox centres, safe houses, and hospitals with no fixed address;
- Among those surveyed in 2020, there is significant over-representation of persons who identified as Indigenous (39%), Black (6%) or are 2SLGBTQIA+ (13%);
- 70% of people experiencing homelessness surveyed in Vancouver are considered chronically homeless, meaning they have been experiencing homelessness for six months or longer;
- 84% of people experiencing homelessness surveyed were living in Vancouver before they found themselves without a home;
- Since 2020, the City's Homelessness Services outreach team served approximately 3,500 unique individuals, indicating an increase of over 35% than the previous two years;
- There are limited homelessness serving programs in the surrounding area that support unsheltered people. The South Vancouver Community Hub for Homelessness, which represents multiple agencies spanning Sunset, Victoria-Fraserview, Killarney, Champlain, and River District neighbourhoods, works to build awareness and resources around issues surrounding homelessness and continues to highlight the lack of needed services in the South Vancouver community; and
- The closest BC Housing funded Extreme Weather Response shelter to this application is at West 49th Avenue and Alberta Street, five km away, which has been operating for two winter seasons.

Figure 5: Supportive Housing by Building Type in Vancouver

There is also a significant need for supportive housing amongst low-income residents who find themselves at risk of homelessness:

- *Housing Vancouver Strategy* identifies a target of 4,100 supportive housing units for individuals earning less than \$15,000 per year. Over the last five years (2017-2021), the City has approved 878 units that serve income earning less than \$15,000 per year, achieving 21% of the annual income band target;
- There are approximately 2,000 SRO tenants in critical need of new housing and supports, so an accelerated SRO replacement target of 2,000 new supportive housing units for incomes below \$15,000 has been set for low-income singles moving from SROs;
- As of December 2021, there are over 3,700 individuals on the BC Housing waitlist for supportive housing in Vancouver;
- There are approximately 3,800 privately-owned SRO rooms with shared washrooms and kitchens that rent at an average of \$560 per month to seniors, new immigrants and poverty-wage workers due to limited, affordable housing options;
- Most adults living in poverty in Canada are employed. Among all working-aged adults, 14.7% across Canada, 10.5% in BC and 10.7% in Vancouver live in poverty;
- The poverty rate for seniors in Vancouver is 7.6% compared to national average of 3.5% (53% higher); and
- There is a need to replace over 700 temporary modular homes with permanent supportive housing.

This project, if approved, would advance the City's supportive housing policy goals, as well as key equity and reconciliation commitments around affordable and accessible housing. By delivering 72 homes, this rezoning application would contribute to targets for new supportive housing in the *Housing Vancouver Strategy* (2017) (see Figure 6).

Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Supportive Housing as of September 30, 2022*

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social and Supportive Housing	Supportive Housing	4,100	887 (22%)**

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017. Unit numbers exclude units built prior to 2017 and the units proposed in this proposal, pending Council's approval of this application*

*** Of this target, over 700 units are temporary modular units.*

Unit Mix – This application is proposing 72 studio units complete with a kitchen and bathroom. While supportive housing for families with children is also needed, the current MOU and provincial funding stream support the delivery of these units for individuals.

This housing would serve a diversity of residents who have unique needs. Residents working towards family reunification will be able to use this housing as a safe, supportive starting place in that journey. It is usual practice in supportive housing buildings across the city to offer adult couples, inter-generational family members, friends and companions who want to stay together their own, individual, secured home in the building. This helps ensure everyone has their own unique unit, so that in the event of family break-up or irreconcilable differences, no one is displaced into homelessness.

Studio apartments optimize the site's footprint by serving individuals who need support services and deeply affordable housing. This model maximizes this funding commitment from senior governments to mitigate homelessness.

Affordability – All units would rent to persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement at rental rates no higher than the shelter component of Income Assistance, which is currently \$375 per month for an individual.

Security of Tenure – All dwelling units in the project and the affordability will be secured as social housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be enacted by Council by by-law and registered on title, and will prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – There are no existing tenants on site.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (2022) requires that rezoning applications report on certain green and resilient building measures, undertake advanced commissioning, and provide energy system sub-meters.

This application has also opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver’s urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A “by-law-sized tree” has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are 21 on-site by-law-sized trees on the subject site, and four existing street trees along Marine Drive. All of the on-site trees are in moderate to poor condition and not suitable for retention. The application proposes to plant 29 new on-site trees, 25 of which are on soil, as well as additional landscaping. On-soil locations for trees provide opportunities for larger species, as roots are not constrained by under-ground parking. Existing street trees are proposed to be retained. New street trees would also be added where space permits and will be determined at the development permit application stage.

7. Public Input

Pre-Application Consultation – BC Housing and the City of Vancouver conducted pre-application engagement activities in February and March 2022 to inform the public about the proposal and receive early feedback. The activities were:

- Postcard notification delivered to residents and business in a two-block radius of the site;
- Outreach to local community organizations including childcare centres, care homes and facilities and community centres;
- BC Housing Let’s Talk project webpage;
- Four-week public question and comment period;
- Visiting local businesses in person;
- Two 90-minute virtual neighbourhood dialogue sessions;
- Delivery of Fact Sheets providing information to neighbouring businesses; and
- A Community Liaison reachable by phone or email.

In total, 27 comments and questions were received by BC Housing, and 21 people participated in the neighbourhood dialogue sessions. A summary of feedback was submitted with the rezoning application, and is available to view online:

<https://letstalkhousingbc.ca/27640/widgets/114052/documents/79468>.

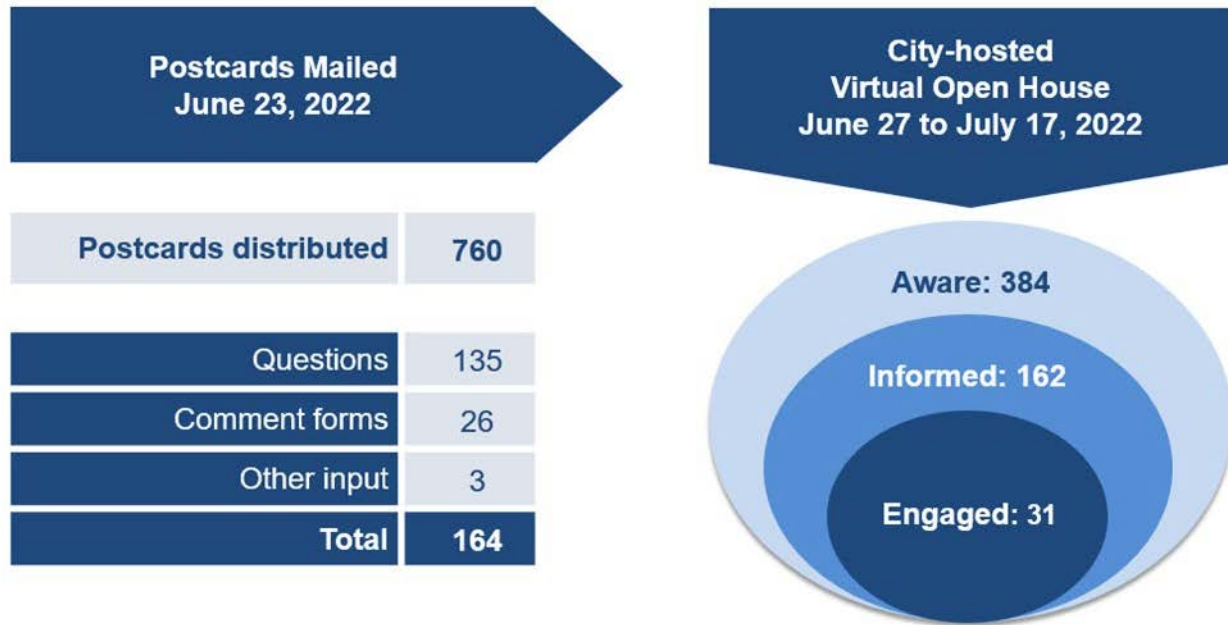
Public Notification – A rezoning information sign was installed on the site on June 13, 2022. Approximately 760 notification postcards were distributed within the neighbouring area on or about June 23, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from June 27 to July 17, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and digital model were posted for online viewing. 384 people logged onto the website to review the proposal during the virtual open house.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 164 submissions were received. A summary of all public responses may be found in Appendix C.

Figure 7: Overview of Notification and Responses



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- Provision of social housing
- Height, massing, density

Generally, comments of concern fell within the following areas:

- Amenities and services
- Safety

Staff Response – Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows:

Amenities and services – The site is located in close proximity to two bus lines, the No. 100 and the No. 20. Both bus routes provide direct access to local shopping areas, supermarkets and services along Marine Drive and Victoria Drive. They also provide direct connections to the Marine Drive and Commercial-Broadway SkyTrain stations.

Tenants will also be supported 24/7 by professional staff who will help them in their new homes. Supports could include health and wellness services; help with education, training and employment opportunities; help accessing income assistance, identification, pension/disability benefits or a bank account; laundry; meals; and life skills training. The level of support services provided in the building will be established when the building is being tenanted, determined based on the needs of the future tenants, and can be adjusted over time. Through the tenanting process, residents are assessed prior to being offered tenancy to learn about their needs, and to ensure that adequate supports would be in place.

Safety – Studies and research show that communities and cities benefit on financial, social and equity objectives by providing people who were experiencing homelessness with homes and wrap-around, embedded support services.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing projects. The public benefit accruing from the project is the contribution to the City’s secured social housing stock (refer to the Housing section above for more details).

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2022 and the proposed 4,027.1 sq. m (43,348 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$1,383,492.

Public Art Program – As social housing, no public art contribution is applicable to the project.

A summary of public benefits associated with this application is included in Appendix E.

Financial Implications

As noted in the Public Benefits section this social housing project is exempt from CAC, DCL, and public art contributions. See Appendix E for additional details.

Capital funding for the development of the social housing is expected to be fully funded by BC Housing and CMHC, with ongoing operational subsidies required to maintain the deep level of affordability secured for the project provided by BC Housing. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff reviewed the application to rezone the site at 1925 Southeast Marine Drive from RS-1B to CD-1 to permit development of a six-storey residential building with 72 social housing units and conclude that the application can be considered under the *Victoria-Fraserview/Killarney*

Community Vision. The project will advance the City’s supportive housing policy goals within the *Housing Vancouver Strategy* along with key equity and reconciliation commitments.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally shown in Appendix A, and that, subject to the Public Hearing, the application, including the form of development as shown in the plans in Appendix D, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

**1925 Southeast Marine Drive
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan, attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. All residential floor area must be used for social housing.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,974.1 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.04.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

- 5.4 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, provided that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first considers the impact on privacy and outlook;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area for non-dwelling uses below base surface.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 25.0 m.
- 6.2 Despite section 6.1 of this by-law and section 10.1 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for rooftop appurtenances such as stairs, elevators, elevator machine rooms, mechanical screens, a vestibule accessing a green roof, or similar features, if the Director of Planning first considers:
- (a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
 - (b) all applicable policies and guidelines adopted by Council.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

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**1925 Southeast Marine Drive
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Human Studio Architecture and Urban Design Ltd., received on May 20, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to the public realm interfaces with Marine Drive to improve the pedestrian walking experience with regard to safety, comfort and visual interest.

Note to Applicant: This may be achieved by raising the shade garden to the street level to avoid the sunken and dark space interfacing with the street, minimizing the hard surface area and use of railings, and providing pleasant landscaping to soften the street and building edge. This should be studied in section and elevation to determine the best landscape and architectural solution as some windows on the north side of level 1 (ground floor) may be desirable (e.g. transom).

- 1.2 Design development to the architectural expression to add more visual interest to large, blank walls and better respond to the context.

Note to Applicant: Suggested design strategies could include adding window openings on the west facade, greater variation of materials and colour, more fine-grained detailing (e.g. offset bricks), landscaping, and/or art. This will be reviewed further at the development permit stage.

- 1.3 Design the full-height security fence for the top floor outdoor amenity area with transparent material, integrated with the architectural design.

- 1.4 Design development to maximize landscape buffer at the southwest corner of the building and along the lane edge to soften the transition to the residential neighbourhood.

Note to Applicant: This could be achieved by incorporating naturalistic earth mounding along the lane, possibly with boulders, with both vertical and horizontal variation, as well as back hedge and intensive layered landscape to soften the tall retaining wall along the outdoor amenity area.

1.5 Design development to enhance the overall livability, including:

- (a) Explore ways to improve accessibility to the building entry and provide a more comfortable and welcoming access from Marine Drive.

Note to Applicant: To make the stairs more inviting, consider adding stair landing(s), a widened staircase, additional landscaping/features at the street level, and architectural lighting. It is desirable to downplay amount of hard surfaces in close proximity. This area requires further study due to the challenging grade differences, and the location of the building entry at the lower level. See also landscape condition 1.10.

- (b) Provide doors and windows along the top floor corridor to increase the physical and visual connection between the corridor and the adjacent outdoor amenity space.
- (c) Incorporate noise and air pollution mitigation measures for the units facing Marine Drive to ensure that acceptable indoor noise and air quality levels are achieved.

1.6 Submission of a bird-friendly strategy for the design of the building.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines. See also landscape conditions for measures in the open space design.

1.7 Incorporate Crime Prevention through Environmental Design (CPTED) strategies around the building to promote safety and neighbourliness.

Note to Applicant: The strategy should address how to limit access to unsupervised areas on site such as the east side yard, provide good sightlines from entry/exit points of the building and parkade, and throughout the parkade. Consider adding more windows on the east elevation to improve natural surveillance. Consider use of coated chain-link fencing, aligning with the north building face to the property line, and along the property line southward to limit access to this zone. Thorny shrubs may also be considered to discourage unwanted access to the east side yard. A non-glare, pedestrian-oriented site lighting strategy is important. See also landscape condition 1.9.

Landscape

1.8 Design development to further refine and enhance the sustainability strategy, by the following:

- (a) Verify that edible plants have been incorporated in the landscape design;

Note to Applicant: Native plants and edible plant species can be used for ornamental purposes, in addition to those grown in urban agriculture plots; and

- (b) Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems (Note: refer to Standard landscape conditions).

- 1.9 Design development to consider CPTED principles in the ground level plantings and circulation areas to maintain clear sightlines and maximize surveillance, with particular focus on the east side yard treatment.

Note to Applicant: This can be satisfied by providing a written rationale, a lighting plan and providing security fencing locations and details (where applicable). Refer to landscape conditions 1.16 and 1.17. Careful consideration is needed with regards to understorey planting species.

- 1.10 Design development to mitigate blank walls, where applicable, and enhance the full season appeal of the planting palette by exploring a combination of conifer trees inter-mixed with deciduous trees.

Note to Applicant: Conifer trees could be located strategically to soften and screen expanses of architectural façade and walls, in combination with the fastigiated species trees proposed, while respecting privacy and window locations.

Provision Requirements at the time of development permit application:

- 1.11 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.12 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.13 Provision of a vegetative cover calculation sheet, included with the landscape plans;

Note to Applicant: Include a comparison of the percentage vegetative cover for the overall site and a separate calculation of the total roof area.

- 1.14 Provision of additional large scale details for the modular roof planters and the urban agriculture planters.

Note to Applicant: Urban agriculture garden plots should include hose bib(s), potting benches, tool storage and composting.

- 1.15 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.16 Provision of fencing locations and details (where applicable, include elevations showing materials and heights).
- 1.17 Provision of an outdoor lighting plan.

Note to Applicant: refer to Dark Night Design Principles.
<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.18 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.19 Provision of landscape features intended to create bird friendly design.

Note to applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.20 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

- 1.21 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 17, 2022), including all requirements for reporting, commissioning, and sub-metering.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements. For more information, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements*.

Engineering

- 1.22 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.

- 1.24 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.

- 1.25 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape and site plans are to include the following:
- (a) Provision of a notation on the landscape plan as follows: "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.26 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.

- 1.27 Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.
- 1.28 Design development to improve access and design of bicycle parking by performing the following:
- (a) Provision of automatic door openers for all doors providing access to Class A bicycle storage on the P1 parking level;
 - (b) Provision of minimum 0.6 m (2 ft.) width and 1.8 m (6 ft.) length for each Class B bicycle space;
- Note to Applicant: Dimension each space and update plans to clarify the number of spaces proposed (architectural plan A1.00 shows 3 spaces while landscape plan L1.0 shows 6).
- (c) This application requires a base rate of one (1) Class A bicycle space per unit, as the application does not meet the design requirements set out by the Parking Bylaw, i.e. Class A bicycle spaces are being provided in-unit. As such, the site-specific rate is 1.0/unit, not 0.75 unit; and
 - (d) Elevators should comfortably accommodate two people with two bicycles to provide stair-free access to all bicycle spaces located above Level 1. Elevators and corridors should have durable finishes.
- 1.29 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Provision of any column encroachment into standard sized vehicle spaces to be set back from the maneuvering aisle, yet respect the 1.2 m (4 ft.) maximum limit from either end of the stall.
- Note to Applicant: Reference Section II.A. (b) of the Parking and Loading Design Supplement for additional information.
- 1.30 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Dimension of all column encroachments into parking stalls; and
 - (b) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside from within the parkade and residential units.
- Note to Applicant: For spaces located within residential units, note on floor plans that stair-free bicycle access will be permitted via the elevators.
- 1.31 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the on-site system achieves the following:

(a) General Requirements

- (i) Provision of post-development site plan(s) that includes the following:
- Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.
- (ii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system, which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.
- (iii) Ensure a coordinated submission between disciplines.

Note to Applicant: Architectural drawings show the development will be six storeys, but the report indicates the development will be five storeys.

(b) Volume Reduction

- (i) Volume reduction is encouraged but not required for this Passive House development. The RWMP may be revised accordingly.

(c) Water Quality Target

- (i) Water Quality is encouraged but not required for this Passive House development. The RWMP may be revised accordingly.

(d) Release Rate

- (i) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: A more appropriate runoff coefficient should be considered for analysis to better reflect the minimal runoff expected relative to the amount of precipitation received on the dense vegetation in existing conditions compared to typical landscaping over native soil. Currently the runoff coefficients for post-development landscape on-slab and on slab is assumed to be the same as the existing landscape.

- (ii) Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional

information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.32 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.33 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.34 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.35 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services' and Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A Groundwater Management Plan which includes:

(i) Anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

(b) An Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Your site is located within a Groundwater Area of Concern, and as such is subject to the requirements outlined in the Groundwater Management Bulletin. This rezoning submission is not compliant with the City's requirements as it does not include a hydrogeological study.

Given the information presented in the Geotechnical Assessment (dated April 7, 2022), the City will permit the applicant to provide the required hydrogeological study in their subsequent submission as noted in the conditions.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be

submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.36 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>) on one or more frontages. Potential impacts to the road network due to site-specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.37 Submission of a draft Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin; and

Note to Applicant: Refer to

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>.

- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required. For questions on this requirement, contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

determine the final setback and SRW width is required.

2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated May 12, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Beatrice Street or 300 mm along Southeast Marine Drive. Should the development require water service connections larger than the existing main the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum size for a water service connection is 300 mm. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of the development at 1925 Southeast Marine Drive Development does not require any sewer upgrades.

(i) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

(ii) Development to be serviced to the existing 200 mm SAN and 200 mm STM sewers in Lane South of Southeast Marine Drive.

Note to Applicant: This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

(c) Street improvements along Southeast Marine Drive adjacent to the site and appropriate transitions including the following:

(i) 1.83 m (6.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

(ii) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk; and

- (iii) Curb ramps.
- (d) Street improvements along Beatrice St adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.53 m (5.0 ft.) wide front boulevard (measured from the back of the new curb) with street trees where space permits;
 - (ii) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb and gutter, including any required road reconstruction to current standards;
 - (iv) Standard pedestrian lane crossing at the lane entry with lane ramps on both sides; and
 - (v) Curb ramps.

Note to Applicant: The City will provide a geometric design for these street improvements.

Note to Applicant: Surface treatments for all sidewalks and hardscape boulevards on City dedicated property and SRW must be to be to City standards.

- (e) Repair localized areas of asphalt pavement on Beatrice Street along the site frontage if damaged or degraded during construction activities.
- (f) Rebuild laneway along the site frontage per City centre valley "Higher Zoned Laneway" pavement structure.
- (g) Install or relocate the existing catch basin in the laneway at the southern extent of the development site to capture the lane's surface water run-off.
- (h) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (j) Provision of the entire intersection lighting upgrade at Beatrice Street and Southeast Marine Drive to current City standards and IESNA recommendations.
- (k) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure.

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

- (l) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

Notes to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- 2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.
- 2.5 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.6 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/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following conditions and requirements:
 - (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) A provision that none of such units will be rented for less than one month at a time;
 - (d) A requirement that all units comply with the definition of "social housing" in the applicable City Development Cost Levy By-law;
 - (e) All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - (f) 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.

Environmental Contamination

- 2.7 Submit a site disclosure statement to Environmental Services;
- 2.8 As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- 2.9 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws, and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1925 Southeast Marine Drive
ADDITIONAL INFORMATION

1. MEMORANDUM OF UNDERSTANDING (MOU)

July 2020

Between the British Columbia Housing Management Commission (“**BC Housing**”), Canada Mortgage and Housing Corporation (“**CMHC**”) and the City of Vancouver (the “**City**”) and for an initiative (“**Initiative**”) to design, construct and operate a minimum of 300 permanent modular homes (the “**Developments**”) to house with supports, individuals that are experiencing homelessness on sites across the City of Vancouver.

Following execution of this MOU, all parties will agree to a list of proposed sites to be included in the initiative, including contributions by each party, total costs for each site, number of accessible units as a percentage of total units for each site, the energy efficiency of each site, the number of affordable units, and the depth of affordability. Any additional sites/units added to this Initiative will be agreed to by all parties.

The purpose of this Memorandum of Understanding (“**MOU**”) is to set out the desired basic business terms and conditions upon which BC Housing, CMHC and the City intend to proceed with discussions and negotiations for the construction and operation of the Developments. It is anticipated that the City will provide lease hold interest for sites for the Developments at a nominal value, CMHC will provide up to \$50,000 per unit of capital funding as forgivable loans through CMHC’s National Housing Co-Investment Program (“**COI**”), the forgiveness of such loans being subject to meeting COI program requirements, BC Housing will provide all remaining capital and 100% of ongoing operational funding. While this MOU is not intended to create legally binding rights or obligations, the parties wish to confirm their intent to work together in a cooperative and collaborative manner to negotiate and finalize, with all reasonable due diligence and timeliness, the arrangements, transactions and agreements contemplated in this MOU. The parties acknowledge that the City is a party to this MOU in its capacity as the owner of the sites and not in its regulatory capacity. The City will make best efforts to work with BC Housing and CMHC to facilitate purposes set forth in this MOU.

All parties acknowledge that any other agreements arising from or contemplated under this MOU and all rights and obligations of BC Housing will be subject to approvals by BC Housing’s Executive Committee and Board of Commissioners as required; all rights and obligations of the City of Vancouver will be subject to approvals by the City’s Corporate Management Team and Council, as required; and all rights and obligations of CMHC will be subject to CMHC approvals.

1.0 BACKGROUND & DESCRIPTION

Homelessness in the City of Vancouver continues to rise and shelter providers are experiencing significant pressure from high occupancy rates and the increasingly complex mental and physical health and/or substance use issues experienced by clients. While shelters provide an important service, there is a need for more supportive housing in order to transition individuals into stable, long-term housing. Since 2017, the City of Vancouver and BC Housing partnered to deliver over 650 new homes of temporary modular housing (TMH) on eleven sites and operated as supportive housing. Adding these new temporary homes was critical to slow the growth of homelessness and provide temporary homes while permanent social and

supportive housing is being built. This Initiative is intended to fill the growing need for permanent supportive housing in the City of Vancouver and to build from the lessons learned in the rapid delivery of temporary modular homes.

Covid-19 Pandemic, Homelessness and Supportive Housing

While the full extent and impact of the COVID-19 crisis on Vancouver's homeless is not yet clear, it is evident that the health risk from the virus and the fall out of the economic downturn are falling more heavily on those without stable housing. As we look ahead to the recovery from Covid-19, the City and partners may face an even more steep challenge to house not only those homeless today but also those made homeless during this pandemic. This initiative to add a minimum of 300 permanent modular support homes is an important step with our government partners to help prepare for recovery and support Vancouverites to transition into long-term housing. Prioritizing this Initiative and moving quickly to develop and open these units is a critical priority at this time.

2.0 ROLES & RESPONSIBILITIES

2.1 The City's Responsibilities

The City will provide sites to lease for a length up to 60 years at a nominal prepaid rent subject to Council approval, and for sites seeking approval under the COI program, a lease term not less than the greater of (i) the forgivable period of the loan, or (ii) the amortization period pursuant to the loan. A nominal lease constitutes a grant from the City. The ground lease can be executed once the site has been approved in principal for the project. For leases to qualify under the COI program, the City will work with CMHC to ensure that the applicable leases comply with CMHC's leasehold policies and are satisfactory to CMHC from a lender perspective.

The City will designate Vancouver Affordable Housing Agency (VAHA) and the Department of Arts, Culture, and Community Services (ACCS) as the lead groups overseeing the City's involvement in the Initiative. VAHA's responsibilities include delivering development management activities and permits for each project along with lease negotiation, support BC Housing in contractor selection and project handover to BC Housing for construction. ACCS department is responsible for leading the public and community engagement in the development process, identification of individuals experiencing homelessness in Vancouver for the program, supporting BC Housing in operator selection, project handover activities related to building occupancy, collaborating with BC Housing and non-profit partners to support community integration of the new buildings, and monitoring and reporting on the performance of the Initiative.

The specific responsibilities to be carried out by the City will be as follows:

- Coordinate the activities of all relevant City departments including but not limited to Civic Engagement and Communications, Engineering Services, Planning, Urban Design & Sustainability ("**PDS**"), Development, Building and Licensing (DBL), Real Estate and Facility Management ("**REFM**"), Legal Services, Finance, Risk and Supply Chain Management ("**FRSC**") and the City Manager's Office;

- Identify potential City-owned sites for the Initiative;
- Partner with BC Housing in the public consultation processes associated with the Developments, including site specific community engagement activities;
- Complete technical studies to validate development risks, unit yields and cost estimates to finalize site selections;
- Coordinate optimization of various policy requirements in order to maximize design benefits, budget and schedule efficiencies for the projects
- Work with BC Housing to award the standard form contracts for all projects;
- As Project Manager, lead the design, application and permitting processes for the sites in close consultation with the “COV” Working Group, BC Housing and the selected Operators;
- Act as “applicant” for all projects through rezoning to Building Permit applications;
- Coordinate the activities required to execute and register leases;
- Work with BC Housing and CMHC to ensure the various requirements of permitting process and legal requirements align with the respective funding program requirements for capital for each of BC Housing and CMHC, and operational funding from BC Housing. CMHC will not be providing operational funding for approved projects.
- Update Council on the progress of the projects as needed;
- Support BC Housing to transition the projects from permitting (VAHA as Project Manager, BC Housing as applicant) to construction (BC Housing as Project Manager);
- Lead the coordination of activities required to complete effective Public Consultation processes for rezoning or development permit applications, including working with COV Civic Engagement and Communications and the communication departments of BC Housing and CMHC;
- Work with BC Housing to identify population of those experiencing homelessness or sub-populations for program;
- Support BC Housing in the identification of potential operators; and
- In partnership with BC Housing and non-profit operators, undertake community integration activities and outreach, and undertake monitoring and reporting on the effectiveness of the Initiative.

2.2 CMHC’s Responsibilities

- Review applications made by BC Housing to the COI program under this MOU, and consider, based on the viability of the COI application and subject to the COI program requirements, providing capital funding for the Developments as forgivable loans. Funding amount anticipated to be up to \$50,000/unit, total CMHC funding in the aggregate not to exceed \$15,000,000, assuming total of 300 units. Reductions and additions in the number of units may result in a proportionate reduction/addition in the aggregate amount of forgivable loans, such reductions or additions to be in the sole discretion of CMHC.
- Proposed funding by CMHC: forgivable loans with leasehold mortgage security over the ground lease over the project lands
- Forgivable loan forgiveness conditions: An equal portion of the principal amount of the forgivable loan shall be forgiven annually on each anniversary of (i) the date of the final advance, if such date is on the 1st day of a month, or (ii) the 1st day of the month following the date of the final project advance, if the date of the

final advance is not on the 1st day of a month, until the end of the forgivable loan term, provided that the Borrower has fulfilled all the requirements of the loan documents with CMHC and the project is completed by the targeted completion date for the project, as agreed upon by the parties at loan initiation

- Upon receipt of an application for a loan by BC Housing, CMHC to satisfactorily perform due diligence on zoning, permitting, title to the Project Lands, the legal structure of the Borrower (including any principals) and the Guarantors (if any) and the project, including with respect to any other loans, operating, funding and/or contribution agreement between the Borrower and third parties in connection with the project or project lands (each, a **“Co-Investment Agreement”**)
- A funding schedule will be agreed to with BC Housing and established before construction commencement
- BC Housing agrees to provide the required project-specific information to CMHC six months prior to construction. CMHC will perform a review of each individual project once those details are made available. CMHC agrees that if the project meets the NHCF policies, guidelines and program requirements CMHC will make best efforts to provide approval of that project within a maximum of six weeks and this approval will be demonstrated via a letter of intent to BC Housing.

2.3 BC Housing’s Responsibilities

BC Housing will, at its own cost, fund, construct and operate the Developments, all as further described herein and will designate its Development and Asset Strategies and Operations departments as the lead departments overseeing BC Housing’s involvement in the Initiative.

The specific responsibilities to be carried out by BC Housing will be as follows:

- Provide the remaining capital funding and 100% of the ongoing operational funding requirement for the Developments;
- Establish all necessary funding agreements between CMHC and BC Housing for Developments;
- Work with VAHA to complete the Development and Building Permits for the developments;
- Lead the selection of a contractor for all projects (with support from COV); Lead the Communications Plan, in partnership with COV.
- Construct the Developments in accordance with the terms of the standard form contracts (as further described in Section 2.4 below);
- Coordinate the activities of all relevant departments within BC Housing, including but not limited to Operations, Communications, Corporate Services and the Executive Office;
- Provide the City with written confirmation of capital and operating funding for the design, construction, operation, and maintenance of the Developments; BC Housing will reimburse the City for all costs and expenses incurred by the City or VAHA in connection with the engagement of contractors and consultants in connection with project design and obtaining all permits and approvals required for the construction of the project, whether incurred directly by the City or VAHA or paid as disbursements to contractors or consultants or provide up-front pre-development funding to cover costs incurred by the City in an effort to meet

critical path expectations;. Expenses eligible for cost recovery will be predefined by BC Housing and the City.

- Manage construction activities for all projects;
- Lead the selection of non-profit operators to operate the Developments, in consultation with the City, prior to site specific community dialogue sessions, including executing Operating Agreements and providing operating funding to the non-profit operators;
- Lead the initial and ongoing tenant selection process through BC Housing's Coordinated Access program in consultation with the City (see Appendix 1);
- Formalize the relationship with Vancouver Coastal Health ("VCH") as it will apply to the Initiative;
- In partnership with the City and non-profit operators, coordinate the delivery of health services for tenants with VCH;
- Comply with all Development Permit conditions;
- Be the applicant for all COI funding requests under this agreement;
- Ensure all projects that are seeking COI funding, comply with COI requirements;
- In partnership with the City and non-profit operators, undertake community integration activities and outreach, and undertake monitoring and reporting on the effectiveness of the Initiative; and
- Support non-profit operators as the projects begin operations with additional resources and supports in the first year to ensure optimal success for community development in the building and integration with the surrounding community.
- Once a project is submitted to CMHC, BC Housing will work together with CMHC to ensure all conditions to funding are met including, but not limited to:
 - satisfactory evidence that the project will be constructed and operated in accordance with the requirements of the COI program as set out in the Special Covenants
 - satisfactory diligence which may include but is not limited to zoning, permitting, title to the Project Lands, the legal structure of the Borrower (including any principals) and the Guarantors (if any) and the project, including with respect to any other loans, operating, funding and/or contribution agreement between the Borrower and third parties in connection with the project or project lands (each, a "Co-Investment Agreement")
 - satisfactory execution of and compliance with the forgivable loan agreement, security and all other documentation required by CMHC
 - all acts required to create CMHC's security interest in the project and project lands collateral
 - cooperating with CMHC in processing amendments to Co-Investment Agreements and any title registrations which affect the use and operations of the project that may be requested by CMHC
- BC Housing agrees to provide the required project-specific information to CMHC six months prior to construction. CMHC will perform a review of each individual project once those details are made available. CMHC agrees that if the project meets the NHCF policies, guidelines and program requirements CMHC will make best efforts to provide approval of that project within a maximum of six weeks and this approval will be demonstrated via a letter of intent to BC Housing.

2.4 Contracting Structure for Project Delivery

- City staff will bring to Council or Director of Planning or Development Permit Board for land use and development approvals the sites to be selected for the purposes of the Initiative.
- BC Housing will make best efforts to apply to other eligible funding programs for all projects, including CMHC COI program.
- BC Housing will initiate an RFP process to enter into standard form contracts for each of the projects.
- BC Housing will enter into standard form contracts that align with the delivery objectives of this MOU (subject to City review).
- City staff will bring to Council for approval lease terms for the sites and will enter leases with BC Housing for all City-owned sites selected for the Initiative.
- BC Housing will reimburse the City in full for all agreed to costs incurred by VAHA or the City to bring projects to Building Permit within 90 days of receiving an invoice from the City after the issuance of the Building Permits of individual projects.
- Ensure all projects that are seeking COI funding, comply with COI program requirements;

3.0 BUILDING & UNIT SPECIFICATIONS

The COV and BC Housing have undertaken the development of shared design principles to guide this Initiative. These principles are to be referenced in the event of conflict between the design guidelines outlined below.

- Designed generally in line with the design principals to be mutually agreed upon for modular housing.
- Designed generally in line with BC Housing Design Guidelines & Construction. Standards and City of Vancouver Housing Design & Technical Guidelines.
- Ensure all projects that are seeking COI funding, comply with COI requirements.

4.0 OPERATING MODEL

- BC Housing will provide funding for support services appropriate for a tenant population that has experienced or has been at risk of homelessness. These supports will include a 24/7 staffing model, a meal program and non-clinical supports.
- BC Housing Operator Agreements and City lease requirements and objectives will align and meet CMHC COI program requirements for all projects that are seeking COI funding.
- Health care will be provided in collaboration with VCH Community Services.
- Wrap-around service to be delivered through coordinated neighborhood health services with dedicated workers in the clinics who will prioritize referrals from these Developments.
- Each Development will have an agreed Operations Management Plan that will be shared with the surrounding community, prior to occupancy.
- Tenants will pay the shelter component of income assistance as rent.

5.0 TENANTING MODEL

- Tenants will be selected through BC Housing's Coordinated Access and Assessment (CAA) team, which is comprised of BC Housing Health Services staff, the City of Vancouver's Homelessness Outreach Team, VCH, and additional Homeless Outreach Programs in Vancouver.
- Tenants living in studio units in each building will come primarily from unsheltered locations (approximately 50%); from shelters (approximately 30%); and from other tenancies including transfers from other buildings, SROs, hospital transfers, etc. (approximately 20%) .
- Tenanting process will consider needs within the TMH program, relocation of tenants and shifting priorities.
- Priority will be given to local/neighbourhood individuals experiencing homelessness in the tenanting of the units.
- All units will rent at the shelter component of income assistance.
- Early engagement of VCH as a project partner will be included as part of the tenanting for a portion of the accessible units.

6.0 SITES, PERMITTING & APPROVALS

6.1 Permitting & Approvals

- VAHA in their Project Management role, are responsible for applying and securing all required permits.
- Director of Planning or Development Permit Board, with their delegated authority from Council, may exercise discretionary power to relax the provisions of the Zoning and Development Bylaw for these Developments where a minimum of 70% of all dwelling units are for low cost housing for persons receiving assistance.

6.2 Proposed Development Sites

- City-owned sites yielding a minimum 300 units in total will be recommended by the City. Use of additional sites for more than the minimum 300 units will be agreed by all parties.
- Building design of each site will optimize density.
- Recommended sites will be reviewed by a joint Leadership Group (illustrated in Appendix 2), made up of individuals from BC Housing, the City and CMHC, to confirm the sites. Any additional units added to this Initiative will be agreed to by all parties.

7.0 COMMUNICATION PLAN

- BC Housing will lead the Communications Plan including appropriate and suitable engagement activities with communities. The development and implementation of the Plan will be undertaken in close partnership with the City's ACCS Affordable Housing Programs team.
- BC Housing may hire a consultant, to provide assistance with community engagement about the Initiative.
- BC Housing in partnership with the City will procure and engage non-profit

- Operators prior to the design and the community engagement sessions.
- ACCS will be supported by the City's Communications Team and will partner with BC Housing, CMHC, VCH and the non-profit operators on media events such as announcements, groundbreakings and openings.

8.0 CRITICAL PATH DATES

The aim of all parties is to expeditiously deliver a minimum 300 modular homes within a reasonable timeframe agreed by all parties, but COI applications must be provided to CMHC not less than six months prior to the start of work on any individual site and will be subject to Rezoning and/or Development Permit Board or Director of Planning approvals, confirmation of funding, unit manufacturing, and site conditions. Agreed timelines for development will be included in any lease agreements between the City and BC Housing.

9.0 ISSUE RESOLUTION

The parties and associated staff teams commit to cooperating with each other to resolve any issues pertaining to the delivery of the Initiative in a productive and efficient manner, including any issues necessary for the Initiative to comply with CMHC's COI lending guidelines. A joint Leadership Group (illustrated in Appendix 2) will meet regularly and make best efforts to resolve any outstanding issues or escalate accordingly with their respective organization.

10.0 TERMINATION OF MOU

This MOU is not legally binding and does not create any legal obligations unless and until agreements are entered into by the parties. The parties each acknowledge that it is a condition of this MOU that if the Initiative is not viable and either the City or BC Housing or CMHC is not able to fund, operate or manage the Initiative, this MOU will automatically terminate.

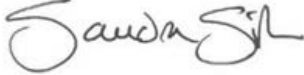
The parties acknowledge that this MOU and any resulting arrangement between CMHC and BC Housing and the City of Vancouver remains subject to there being a Parliamentary appropriation, pursuant to the *Financial Administration Act* (Canada), or the *Financial Administration Act* (British Columbia), as applicable, for the Fiscal Year in which the payment is to be made. CMHC has no liability in case of no or insufficient appropriations for CMHC funding or for CMHC undertakings in the aggregate. BC Housing has no liability in case of no or insufficient appropriations for funding or for BC Housing's undertakings in the aggregate.

The term of this MOU will commence on August 1, 2020 and will terminate on December 31, 2023, unless earlier terminated by the mutual agreement of the parties.

05 day of August, 2020.

City of Vancouver

By its authorized signatory:



Signature August 21, 2020

General Manager,

Arts, Culture & Community Services

Name and Title

**British Columbia Housing
Management Commission**

by its authorized signatory:



Signature

Shayne Ramsay, CEO

Name and Title

**Canada Mortgage and Housing
Corporation**

by its authorized signatory:



Signature Aug 31, 2020

Evan Siddall, President and CEO

Name and Title

DRAFT FOR DISCUSSION PURPOSES

Appendix 1 – COV/BC HOUSING/CMHC PERMANENT MODULAR SUPPORTIVE HOUSING INITIATIVE LEADERSHIP COMMITTEE

City of Vancouver

- General Manager of Arts, Culture and Community Services
- Assistant Director of Housing Policy & Regulations (PDS)
- Managing Director, Homelessness Services & Affordable Housing Programs
- CEO, Vancouver Affordable Housing Agency

BC Housing

- Associate Vice-President of Development
- Vice-President of Operations
- Regional Director, Development

CMHC

- Senior Manager (BC), Housing Solutions, Multi-unit
- Senior Specialist, Client Relations, Multi-Unit Housing Solutions (BC)

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

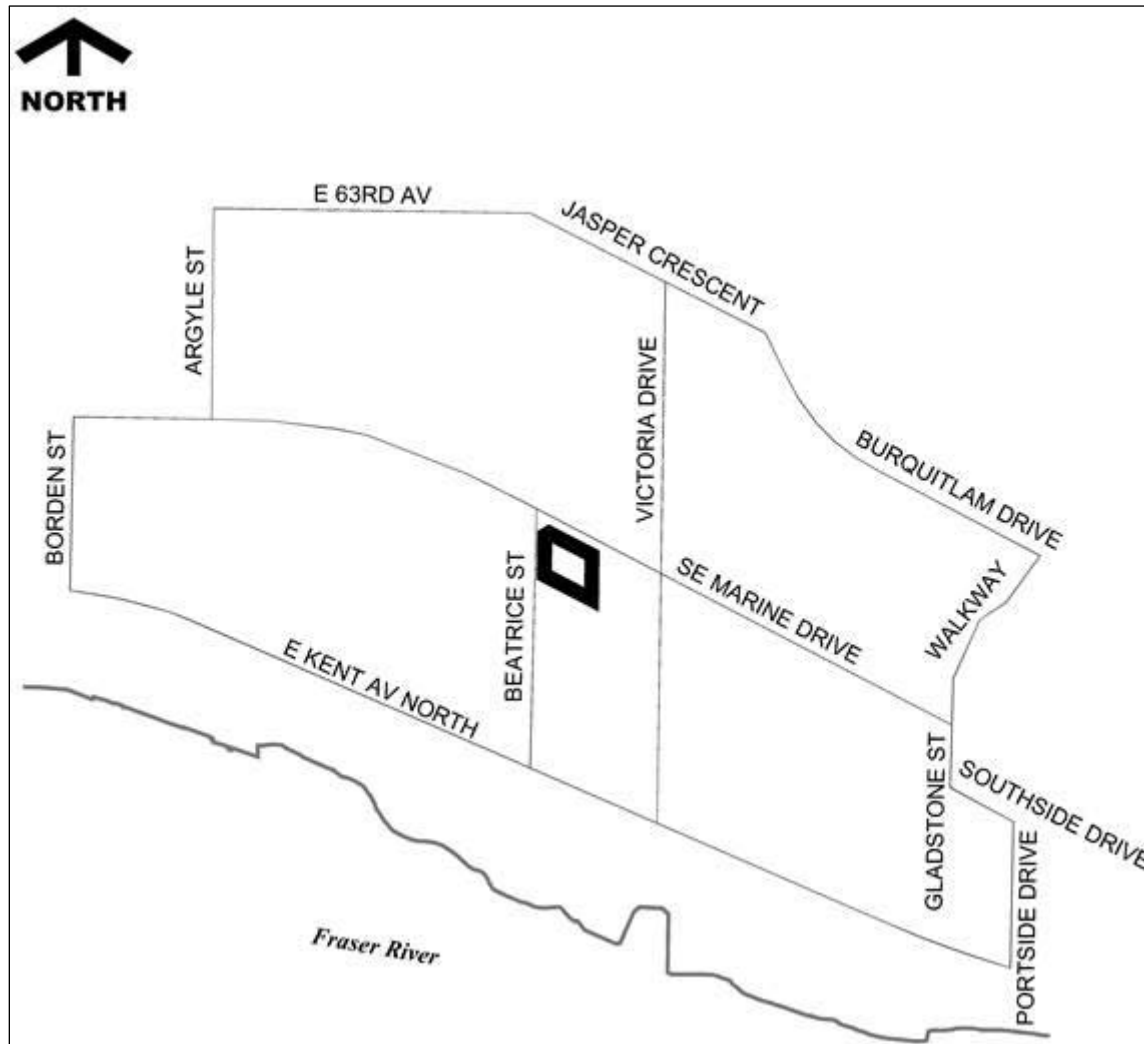
	Date	Results
Event		
Virtual open house (City-led)	June 27 – July 17, 2022	159 participants (aware)* <ul style="list-style-type: none"> • 81 informed • 23 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 23, 2022	760 notices mailed
Public Responses		
Online questions	June – October, 2022	135 questions
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June – October, 2022	26 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – October, 2022	26 submittals <ul style="list-style-type: none"> • 7 responses • 15 responses • 4 responses
Other input	June – October, 2022	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – October, 2022	384 participants (aware)* <ul style="list-style-type: none"> • 162 informed • 31 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

1. Map of Notification Area



2. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Social housing:** There is general support for the development of social housing.
- **Height, massing, density:** Support for the proposed form of development.

Generally, comments of concern fell within the following areas:

- **Amenities and services:** The location is unsuitable because there are a lack of amenities and services within walking distance such as grocery stores, healthcare services, and supports found in the downtown eastside.
- **Safety:** Comments expressed belief that there would be increased crime as a result of this development.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The building looks aesthetically pleasing with the green and dark color palette.
- In support of providing affordable housing that aligns with the city's goals.
- In support of creating a welcoming and accessible streetscape.
- The removal of trees from this development is justified due to its poor condition.
- General support for this application.

General comments of concern:

- The proposed form of development does not fit the neighbourhood context.
- The northwest corner of the development can be more visually intriguing with a change of material, colour, signage, or a mural.
- The current parking infrastructure should be updated with more traffic lights and pedestrian crosswalks.
- There is a lack of parking proposed.
- The loss of trees that will occur from this development will harm the local ecosystem.
- General opposition for this rezoning.

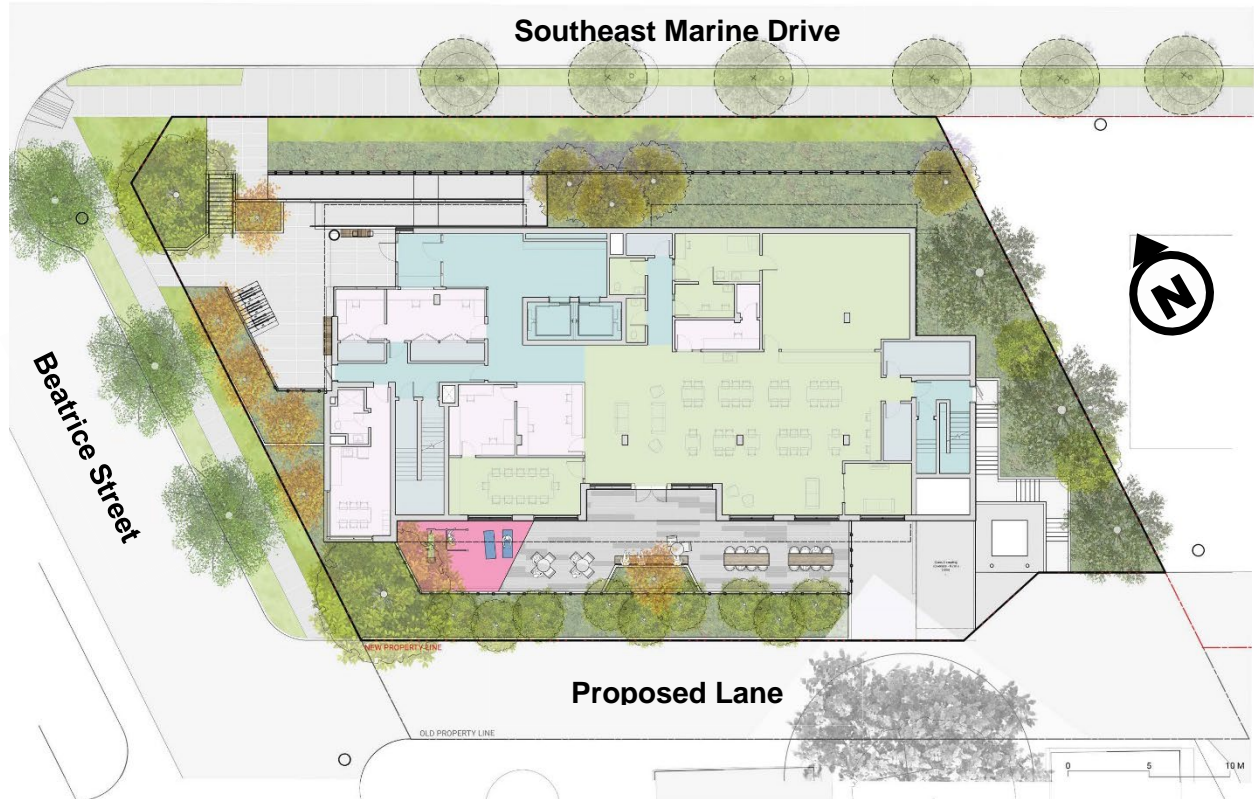
Neutral comments/suggestions/recommendations:

- Low-income family housing is more suited for this neighbourhood.
- The No. 20 bus should be extended to Marine Drive.
- A mural should be painted on the blank walls of this development.
- This development will set a precedent of additional mid-level density being built around the neighbourhood.

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1925 Southeast Marine Drive
FORM OF DEVELOPMENT

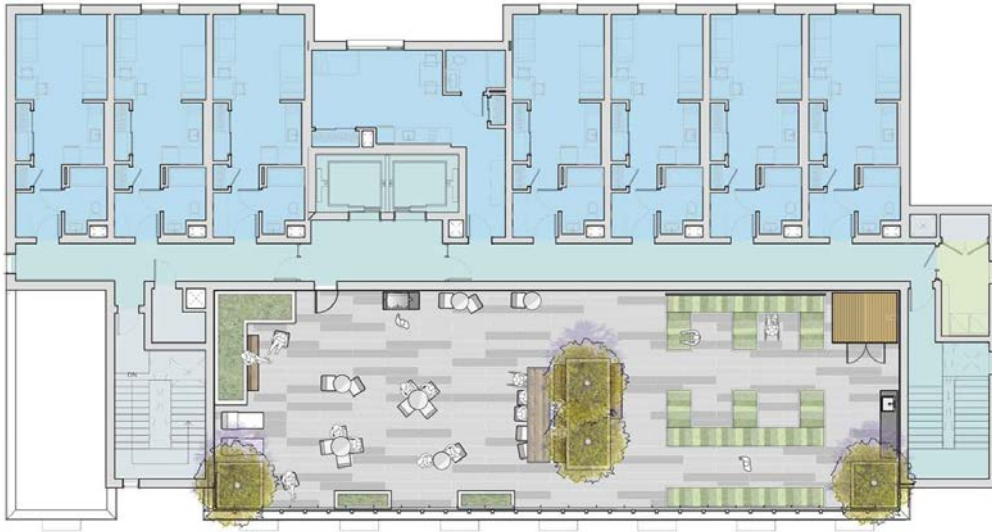
Site Plan and Ground Floor



Levels 2 to 5



Level 6



North (Marine Drive) Elevation



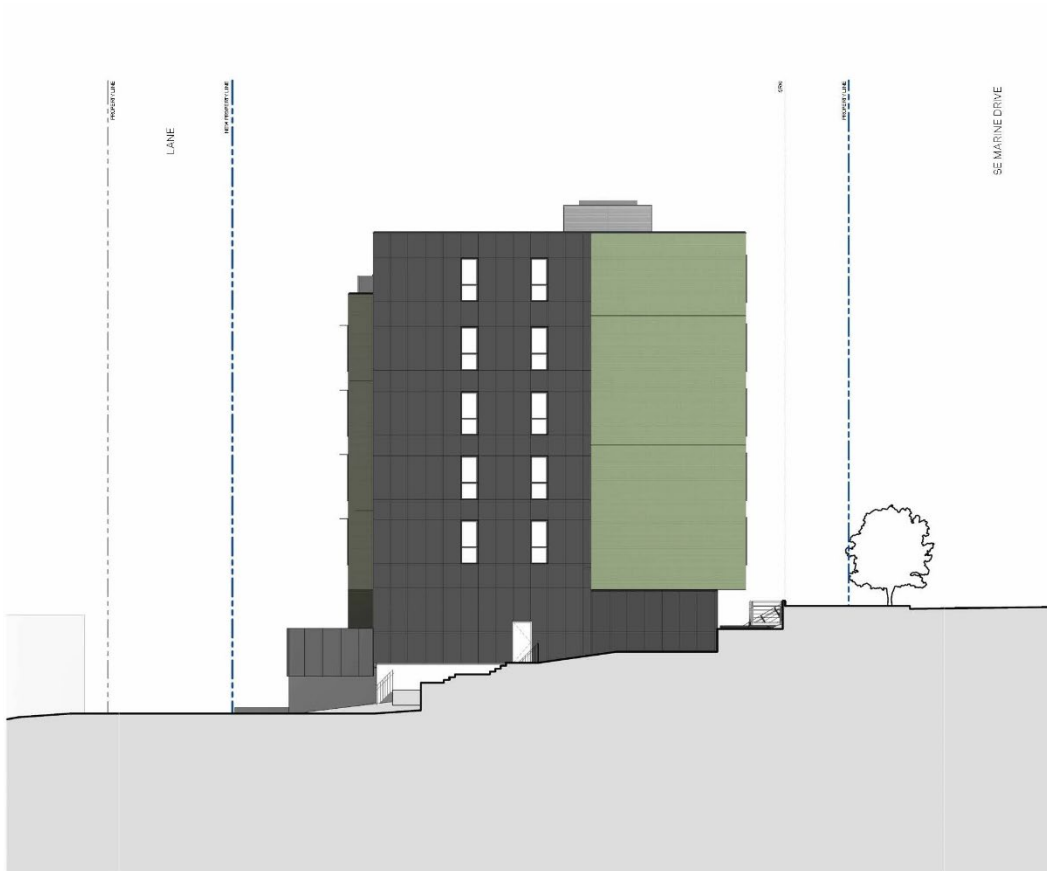
South (Lane) Elevation



West (Beatrice Street) Elevation

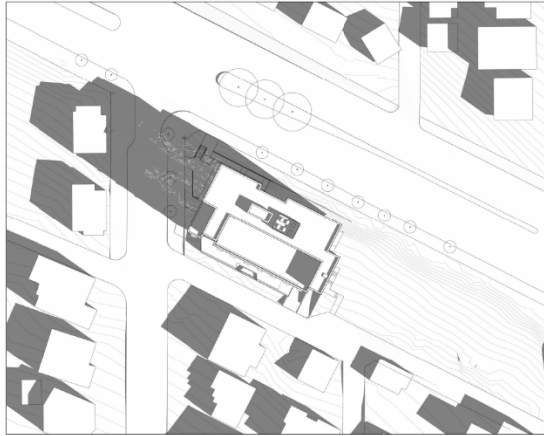


East Elevation



Shadow Studies at Fall Equinox

10 AM



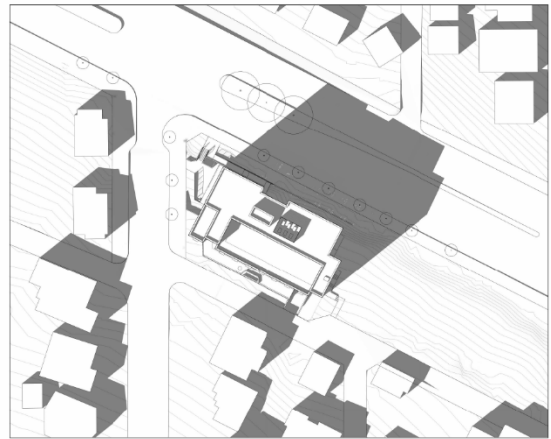
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**1925 Southeast Marine Drive
PUBLIC BENEFITS SUMMARY**

Project Summary:

To rezone the site from RS-1B to CD-1 to allow for a six-storey residential building with 72 social housing units under the *Victoria-Fraserview/Killarney Community Vision*.

Public Benefit Summary:

The proposal would provide 72 social housing units secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RS-1B	CD-1
FSR (site area = 1,974.1 sq. m (21,249 sq. ft.))	0.70	2.04
Buildable Floor Space (sq. ft.)	14,875	43,348
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ^{1,2}	\$0
TOTAL	\$0

Other Benefits (non-quantified components):

72 dwelling units which will be secured for social housing for longer of 60 years and the life of the building with a requirement that all dwelling units be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance.

¹ Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2022 and the proposed 4,027.1 sq. m (43,348 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$1,383,492.

² DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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**1925 Southeast Marine Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
1925 Southeast Marine Drive	009-453-814	Lot B, Except Part in Explanatory Plan 7314, Block K District Lot 328 Plan 9822

APPLICANT INFORMATION

Applicant	General Manager of Arts, Culture and Community Services, City of Vancouver
Developer	British Columbia Housing Management Commission (BC Housing)
Architect	Human Studio Architecture and Urban Design Ltd.
Property Owner	City of Vancouver

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1B	CD-1
Site Area	1,974.1 sq. m (21,249 sq. ft.)	1,974.1 sq. m (21,249 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.70	2.04
Maximum Height	10.7 m (35 ft.)	25.0 m (82 ft.)
Floor Area	1,381.9 sq. m (14,875 sq. ft.)	4,027.1 sq. m (43,348 sq. ft.)
Unit Mix	N/A	72 studio units
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law
Natural Assets	21 existing on-site bylaw trees, 4 street trees	Approximately 29 new on-site trees and new street trees to be planted.

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