



## REFERRAL REPORT

Report Date: November 22, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15411  
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: 2518-2540 Grandview Highway South

### ***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:
- 2518 Grandview Highway South [*PID 006-908-306; Lot 5 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*]; and
  - 2538-2540 Grandview Highway South [*PID 002-625-911; Lot 4 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 2.30 and increase the maximum building height from 9.2 m (30 ft.) to 22.0 m (72 ft.) to permit the development of a six-storey residential building containing a total of 64 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 S2 Architecture, received April 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 2518-2540 Grandview Highway South to a CD-1 (Comprehensive Development) District, under the *Renfrew-Collingwood Community Vision*. The application proposes a six-storey residential building containing a total of 64 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 64 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)
- Renfrew-Collingwood Community Vision (2004)
- Rupert and Renfrew Interim Rezoning Policy (2022)
- 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)
- Tenant Relocation and Protection Policy (2019)
- 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**

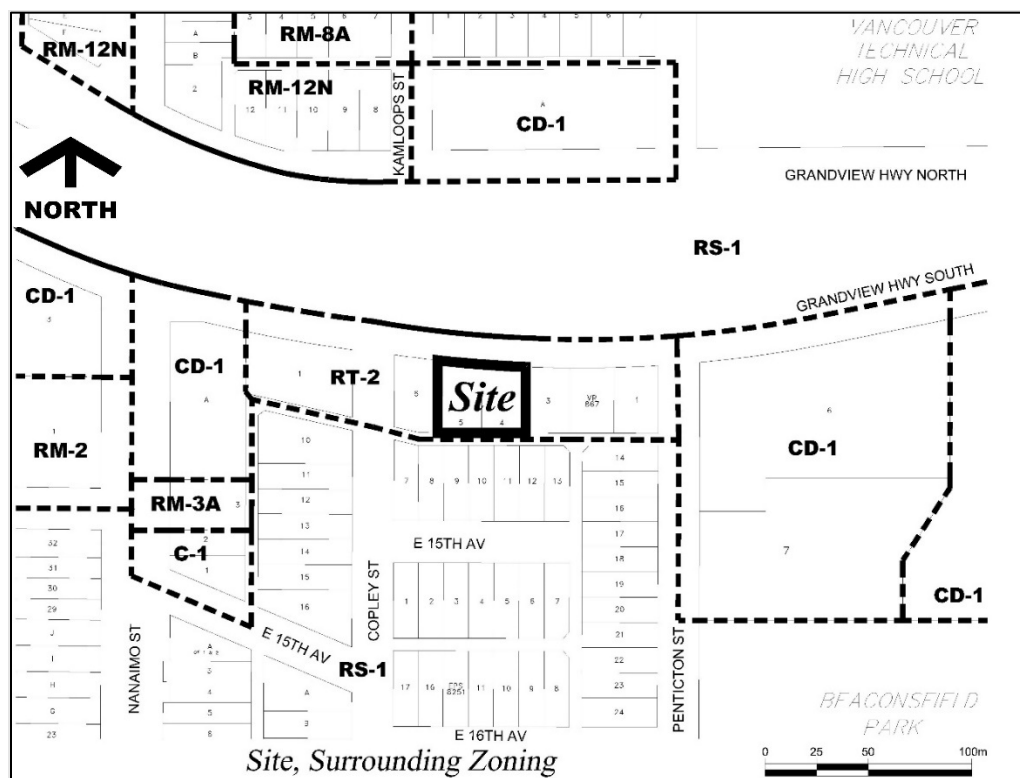
The 1,418 sq. m (15,263 sq. ft.) subject site is made up of two lots located on Grandview Highway South, near Copley Street. There are duplexes to the east and west, a lane to the south, and the Millennium SkyTrain line in the Grandview Cut to the north. The subject site is zoned RT-2 (Residential) District and is developed with two duplexes, one of which has two existing rental units. More information about tenant protections are described below in the Housing section of this report.

The surrounding neighbourhood to the south is zoned RS-1 (Residential) District and consists primarily of low-density, detached houses (see Figure 1).

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

- Parks – Beaconsfield Park is 250 m southeast. John Hendry (Trout Lake) Park is 400 m west.
- Community Centres – Italian Cultural Centre is 350 m east. Trout Lake Community Centre and ice rink is 1.2 km west.
- Transit – The No. 7 Nanaimo bus is one block west. The Renfrew SkyTrain station is 750 m east.
- Bicycle routes – The east-west Central Valley Bikeway is on the north side of the Grandview Cut. The north-south Sunrise bikeway along Slocan Street is 400 m east.

Figure 1: Site and Surrounding Zoning



## 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 D). 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 *Vancouver 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 *Renfrew Collingwood 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*.

**Renfrew Collingwood Community Vision (2004)** – The Vision supports the provision of affordable housing for low-income households, and urges senior governments to fund non-market housing. The Vision permits consideration of rezoning for social housing projects without further planning study.

**Rupert and Renfrew Interim Rezoning Policy (2022)** – The *Rupert and Renfrew Interim Rezoning Policy* was approved by Council on March 29, 2022 and supports consideration of rezoning applications for 100% social and supportive housing where residential uses are currently permitted.

**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 64 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 social and 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.

**Tenant Relocation and Protection (TRP) Policy (2019)** – The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. The *TRP Policy* applies to projects involving consolidation of two or more lots that contain existing rental. This includes single-family homes, basement suites, duplexes, or individually rented condos in which the new development is proposing five or more dwelling units.

### **Strategic Analysis**

#### **1. Proposal**

This rezoning application proposes a six-storey residential building containing 64 social housing units to be rented at the shelter component of income assistance. All units are proposed to be studio apartments. Four of the units at-grade are accessible. Proposed amenity spaces include laundry, a common dining area, a tenant lounge and an outdoor amenity space. The building also contains spaces for offices and support services to support future tenants. Surface parking is accessed from the rear lane.

The recommended density is 2.30 FSR, which is greater than the 2.24 FSR proposed by the applicant. The recommended density is to accommodate additional storage spaces for the building's operator. More information about the recommended density is presented below in the Form of Development section of this report. The recommended building height is 22.0 m (72 ft.).

The application proposes a 1.5 m (5 ft.) road dedication along Grandview Highway.

#### **2. Land Use**

This subject site is zoned RT-2 (Residential) District. The intent of the RT-2 District is to permit duplexes and multiple dwelling residential uses. 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 E and statistics in Appendix G)**

The application is being considered under the *Renfrew-Collingwood Community Vision*. The Vision does not include any guidance on form, height, density, and urban design considerations for a social housing project. Therefore, staff have reviewed the proposal based on the current zoning, policy context and general urban design objectives.

**Figure 2: Perspective View of Proposal from Grandview Highway Looking Southeast**

**Current Zoning** – Under the site's RT-2 (Residential) District zoning, two-storey buildings up to 9.2 m (30 ft.) and 0.75 FSR are permitted.

**Form of Development** – This rezoning application proposes a six-storey apartment building with a large, west side yard for an at-grade outdoor amenity space (see Figure 3). The site and properties fronting Grandview Highway, an arterial road, are eligible under SRP to rezone for four- to six-storey secured rental residential buildings. Under the same policy, the properties across the lane to the south are eligible for three- to four-storey apartments or townhouses. While the proposed building is taller and larger than the surrounding, existing buildings, it is considered an appropriate-fit within the surrounding context, which may change over time to reflect rezoning opportunities in the area and include more architectural variety, larger buildings, and a greater diversity of housing options.

**Height** – The recommended building height is 22.0 m (72 ft.). It is about half a storey higher than a typical six-storey residential building. This is due to increased 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 accommodate a typical dwelling unit ceiling height of 2.7 m (9 ft.).

Shadows cast by the building extend primarily across Grandview Highway, and do not cause any additional negative impacts. The proposed building height is generally supported by staff, subject to the conditions in Appendix B to minimize the visibility of rooftop appurtenances.

**Density** – The application received on April 20, 2022 proposed a density of 2.24. Staff recommend a density of 2.30 FSR to accommodate additional storage spaces for the building's operator. The slight increase in density may be accommodated by slight reductions to the setbacks at the corners of the building, but will not affect the proposed building form significantly. The recommended density is slightly lower than a six-storey residential building permitted under the SRP (2.4 FSR) because this proposal's footprint is limited by the at-grade outdoor amenity space and surface parking.

**Figure 3: Perspective View of Proposal from Rear Lane**

**Neighbourliness** – The proposed building is currently surrounded by small detached houses. A key urban design objective is to create a sympathetic relationship with the neighbours. The proposed building is well set back from the property edges to mitigate the imposition of the taller building on the adjacent low-density buildings. The corners of the proposed building are set back from the front and back property lines to assist with transitions to neighbouring front and rear yards. Some of the large existing trees in the side yards are also being maintained to provide an effective visual buffer. Conditions in Appendix B seek further design development to minimize the impacts of the rear loading area, perimeter lighting and surface parking. They also recommend design improvements to the architectural expression to fit better into the surrounding, urban context.

**Public Realm Interface** – Grandview Highway and Grandview Cut are together exceptionally wide (350 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 and the required road dedication. Furthermore, the design of the front yard does not contribute to the visual interest nor a pedestrian-friendly public realm interface. A condition is included in Appendix B to require design improvements to the perimeter landscape and fence design to encourage attractive landscaping and visual openness to the front yard while ensuring the privacy of future tenants.

**Livability/Amenity Spaces** – The proposed unit layouts meet BC Housing’s Social Housing Design Guidelines and program spaces were developed in consultation with BC Housing and the future building operator. The proposed studio units are approximately 32.4 sq. m (350 sq. ft.)



in size. The livability of the units will be further evaluated at the development permit application stage.

The indoor amenity spaces and program spaces offer needed support services and provide residents with opportunities for social interaction. Considering the number of future tenants, a condition in Appendix B recommends consideration of additional indoor amenity spaces to further enhance social interaction and strengthen a sense of community for tenants.

**Landscape** – The proposal provides hard and soft landscaping elements, urban agriculture boxes, and outdoor seating in the outdoor amenity space. 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, and to break up the large surface parking area in the rear.

**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 is supportable and therefore recommend approval subject to the conditions in Appendix B.

#### **4. Transportation and Parking**

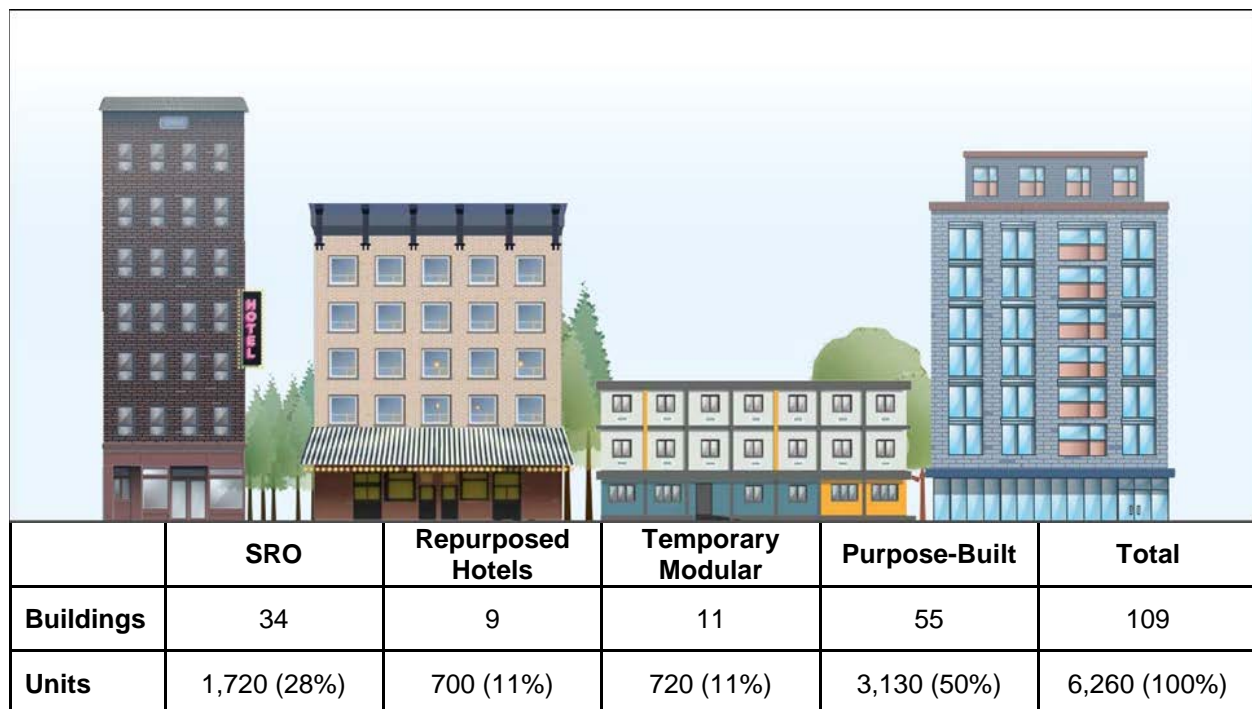
The application proposes three accessible parking spaces, two regular parking spaces, and passenger- and goods-loading spaces at grade, accessed from the lane. Parking spaces are for building and tenant support staff and visitors, as future residents are not anticipated to own vehicles. 64 secured bicycle parking spaces are provided in-suite, and visitor bicycle parking is located outside the front entrance. The application will comply with the Parking By-law, and is eligible for parking reductions due to its proximity to the Renfrew SkyTrain station. 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 4). The need for new, purpose-built social housing with supports is compounded by the aging stock of SROs and time limitations of TMH.

**Figure 4: Supportive Housing by Building Type in Vancouver**



**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;
- Homelessness serving programs in East Vancouver are well used by people who live unsheltered in the area according to program organizers; and
- BC Housing funds an Extreme Weather Response shelter near the proposed site, which has been operating for two winter seasons.

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 64 homes, this rezoning application would contribute to targets for new supportive housing in the *Housing Vancouver Strategy (2017)* (see Figure 5).

**Figure 5: 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
<b>Social and Supportive Housing</b>	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 64 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** – The subject site consists of two secondary rental tenancies in one of the duplexes (2538-2540 Grandview Highway), while the other duplex is vacant. As the proposal involves the consolidation of two or more lots, the *Tenant Relocation and Protection Policy* (TRP Policy) applies.

The current tenants are aware of the rezoning application. Both tenancies are eligible for supports and compensation under the TRP Policy given their lengths of tenancy. Both households have completed a Tenant Needs Survey to provide information on the tenants' relocation needs, including special housing requirements or vulnerabilities (e.g. low income).

The applicant has drafted a Tenant Relocation Plan which has been approved by staff (see Appendix C). Implementation of the Tenant Relocation Plan will be secured by a rezoning condition in Appendix B. An Interim Tenant Relocation Report will be required prior to demolition permit issuance, and a final Tenant Relocation Report will be required prior to issuance of an occupancy permit.

All tenancies continue to be protected under the BC Residential Tenancy Act, which governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the near zero emissions buildings requirements, and the proposed building has 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 consultant to confirm that the Passive House targets are within reach, provided the design can be refined using the recommendations in their report.

**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 seven on-site by-law-sized trees and four street trees on Grandview Highway. This application proposes to remove three on-site trees, and provide at least seven additional on-site trees, all 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, and no new street trees are anticipated.

## 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;
- 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, 25 comments and questions were received by BC Housing, and 12 people participated in the neighbourhood dialogue sessions. A summary of feedback was submitted with the rezoning application, and is available to view online:

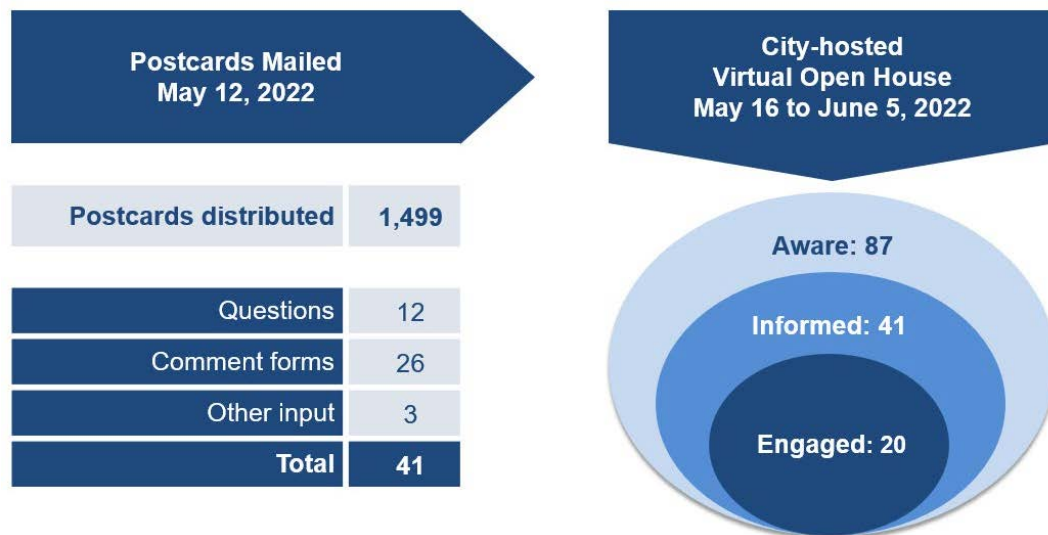
<https://letstalkhousingbc.ca/27641/widgets/114011/documents/78590>.

**Public Notification** – A rezoning information sign was installed on the site on May 2, 2022. Approximately 1,499 notification postcards were distributed within the neighbouring area on or about May 12, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Virtual Open House** – A virtual open house was held from May 16 to June 5, 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. A digital presentation and digital model of the proposal were posted for online viewing. 87 people logged onto the web site to view 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 41 submissions were received. A summary of all public responses may be found in Appendix D.

**Figure 6: 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:

- Height, massing, density, location
- Provision of social housing
- Amenities

Generally, comments of concern fell within the following areas:

- Height, massing, density, location
- Parking
- Safety concerns

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

**Height, massing, density, location** – Staff have reviewed the proposal and concluded that the proposed height and density next to a wide, arterial road are suitable. Furthermore, under the *Secured Rental Policy*, adjacent properties can be considered for three- to six-storey residential buildings.

**Parking** – The project will comply with the Parking By-law. The site is located in close proximity to a bus route, north-south and east-west bikeways, and a SkyTrain station. On-site parking spaces are for building and tenant support staff and visitors, as future residents are not anticipated to own vehicles.

**Safety concerns** – 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 Rezoning*s 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 3,261.4 sq. m (35,105 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$1,120,421.

**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 F.

### ***Financial Implications***

As noted in the Public Benefits section this social housing project is exempt from CAC, DCL, and public art contributions. See Appendix F 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 have reviewed the application to rezone the site at 2518-2540 Grandview Highway South from RT-2 to CD-1 to permit development of a six-storey residential building with 64 social housing units and conclude that the application can be considered under the *Renfrew-Collingwood 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 E, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

\* \* \* \* \*

---

**2518-2540 Grandview Highway South  
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 1,418 m<sup>2</sup>, 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 2.30.
- 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 m<sup>2</sup> 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 22.0 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.

\* \* \* \* \*

**2518-2540 Grandview Highway South  
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 S2 Architecture, received on April 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 mitigate the impacts on the neighbouring properties.

Note to Applicant: This may be achieved by reducing loading interference, minimizing light trespass of the amenity space in the side yard, locating the smoking area from the lane to the street side, and providing more greenery in the rear yard. Refer to landscape condition 1.7.

1.2 Design development to explore opportunities to enhance social interaction and strengthen a sense of community. The considerations may include but are not limited to:

- (a) Providing additional indoor amenity space, such as a multipurpose room, and/or a nook area beside the elevator on each floor; and
- (b) Providing a covered outdoor activity area.

1.3 Design development to the architectural design to de-emphasize the visual dominance in order to better fit into the context. Recommended design strategies include:

- (a) Calming the façades with a more cohesive and well-scaled composition of cladding materials, windows, decorating frames, and other elements;
- (b) Minimizing the visibility of the rooftop appurtenance, such as the elevator penthouse, mechanical equipment and screens; and
- (c) Considering taking cues from nearby buildings' material, colour, and texture.

1.4 Design development to create a more pedestrian-friendly and visually interesting public realm interface.

Note to Applicant: This may include more glazing area on the street level where possible, sufficient and attractive landscape treatment along the ultimate front property line, see-through low fences rather than the solid tall fences, and layered plants outside of the fence. Refer to landscape condition 1.8.

- 1.5 Design development to incorporate noise and air pollution mitigation measures for the units facing Grandview Highway to ensure that acceptable indoor noise and air quality levels can be 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.

### **Landscape**

- 1.7 Design development to explore options for additional greening of the rear yard area, softening of the south elevation, and improved landscape transition to the east neighbour, including but not limited to the following:
  - (a) Provide a tree planting island more central to the site within the parking area. This will have an additional benefit of breaking up the overall expanse of hard surface paving and softening of the overall parking area, but will require the relocation of a parking space to the west;
  - (b) Provide tree planting soil squares located in between parking spaces at the northern edge of the parking area. Specify fastigiated species to be used; and
  - (c) Provide a planting strip with a hedge (or equivalent) in between the loading space and the east property line.

Note to Applicant: Refer to urban design condition 1.1. These options are not intended to reduce the number of parking spaces. Provide the number and size of parking spaces in accordance with the requirements of the Vancouver Parking By-Law.

- 1.8 Design development to enhance the landscape treatment of the front yard area and public-private interface by the following:
  - (a) Set back the northwest privacy fence a minimum distance of 0.6 m (2 ft.) in order to provide landscape screening in front of the fence;
  - (b) Provide additional layered planting along the front yard on private property and city boulevard to the greatest extent practicable. Refer to City of Vancouver Boulevard Gardening Guidelines for planting on the city boulevard (<https://vancouver.ca/files/cov/boulevard-gardening-guidelines.pdf>); and
  - (c) Realign the northeast portion of the walkway to provide additional planting space on private property. This can be achieved by creating a diagonal connection at the corner of the front and side yard walkway.

Note to Applicant: Refer to urban design condition 1.4.

### Provision Requirements at the time of development permit application:

- 1.9 Ensure coordination between Landscape Plan and architectural Site Plan, for most updated information;

Note to Applicant: Provide architectural floor plans in grey tones on the landscape plans, for reference.

- 1.10 Provision of a final Planting Plan/plant list with symbols clearly illustrated on the plan and keyed to the plant List.

Note to Applicant: This can be done by updating landscape sheet L2.0. The final development permit drawings are used for compliance inspections. The plant symbols, species and quantities must be easy to read and verifiable in the field.

- 1.11 Clarification of the proposed surface material for the rear site parking spaces.

Note to Applicant: The landscape materials plan suggest the material is gravel but the texture (dots) in the legend is difficult to decipher on the plan. While gravel is encouraged to facilitate water infiltration into the subgrade soil, provide an edge transition detail between the gravel and adjacent materials to help contain the gravel.

- 1.12 Provision of a separate partial Irrigation Plan illustrating symbols for hose bib and stub out locations for the automatic irrigation system (where applicable).

Note to Applicant: Hose bibs should be provided adjacent to urban agriculture plots. Provide accompanying written notes on the same plan and/or landscape plan describing the intent to provide irrigation and/or standards of irrigation.

- 1.13 Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential users.

- 1.14 Application of the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City.

Note to Applicant: Refer to  
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.15 Coordination of existing and/or new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

## Sustainability

- 1.16 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability).

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

## Engineering

- 1.17 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 & 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.

- 1.18 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](mailto:StreetUseReview@vancouver.ca) for details.

- 1.19 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>.

- 1.20 Provision of City supplied building grades to be shown on the landscape and architectural drawings.

Note to Applicant: To minimize grade differences, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

- 1.21 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for in the 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: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion";
  - (b) Add notes and callouts to the plans stating that the required Green Infrastructure improvements on 2518 Grandview Hwy South, laneway, will be as per City-issued design; and
  - (c) Delete proposed pavers from City property.
- Note to Applicant: Hardscape surface finish on City boulevard to be standard concrete only.
- 1.22 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
- (a) Provision of a standard widened loading throat to facilitate maneuvering for the Class B loading.
- 1.23 Design development to improve access and design of bicycle parking by performing the following:
- (a) 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.
  - (b) 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.
- 1.24 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
  - (b) All types of parking and loading spaces individually numbered and labelled;
  - (c) Existing street furniture including bus stops, benches etc. to be shown on plans; and

- (d) The location of all poles and guy wires to be shown on the site plan.
- 1.25 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:
- (a) Release Rate
    - (i) The post-development 10-year peak flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development peak 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. This shall be demonstrated by preparation of a RWMP with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Volume Reduction and Water Quality control are encouraged but not required for this Passive House development. Applicant may revise the RWMP accordingly to exclude the performance requirements and associated information expected.

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-propertydevelopment/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](mailto:rainwater@vancouver.ca).

- 1.26 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.
- 1.27 Provision of a final signed and sealed 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.**
- 1.28 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.**
- 1.29 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 follow 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](mailto:umb@vancouver.ca).

- 1.30 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Proposed parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

## **Housing**

- 1.31 Strongly consider providing storage space for the building operator to facilitate operations.

## **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, the General Manager of Arts, Culture and Community Services, 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:

### **Engineering**

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Consolidation of Lot 4 and Lot 5, Block T, Section 45, Town of Hastings Suburban Lands, Plan 11660 to create a single parcel and subdivision of that site to result in the dedication of the northerly 1.524 m (5 ft.) for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Provision of a Services Agreement to detail the on-site 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 is 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

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 2518-2540 Grandview Highway South require the following in order to improve combined sewer flow conditions.

Local Servicing Upgrade:

- (i) Construct 30 m of 200 mm SAN and 250 mm STM sewer in the lane south of Grandview Highway South to service the proposed development and tie into the proposed separated manholes at Copley Street.

Note to Applicant: This condition shall be delivered by the applicant.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

- (b) Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
- (i) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
- (ii) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

- (c) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

- (d) Development to be serviced to the proposed 200 mm SAN and 250 mm STM sewers in the lane south of Grandview Highway South.
- (e) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.
- (f) 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 Stuart Purves, P. Eng dated April 8, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Grandview Highway South. Should the development require water service connections larger than 150 mm, 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. 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.

- (g) Provision of the following green infrastructure (GI) improvements:

Note to Applicant: Green infrastructure should be used to manage rainwater from street right-of-ways as required in the *Rain City Strategy*. The retention standard for the right-of-way is to treat and retain the first 48 mm of rainfall (i.e. 90% of annual rainfall) where possible. These design standards are applied to the prescribed GI measures listed below.

- (i) In the laneway between Copley Street and the eastern extent of the property, install an infiltration trench to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the laneway, to the greatest extent practical.

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca)

- (h) Provision of street improvements along Grandview Highway South 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) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

Note to Applicant: Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated

property.

- (iii) All utility cuts on Grandview Highway South to be restored to City “Arterial & Bus Routes” specification and on the lane to be restored to City “Higher Zoned Streets/Lanes” specification.
- (i) Rebuild laneway from the intersection of Copley Street to the eastern extent of the development site per City “Higher Zoned Laneway” pavement structure.
- (j) Provision of speed humps in the lane south of Grandview Highway South between Copley Street and Penticton Street.
- (k) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) 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.
- (m) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant’s consultant obtains written approval from BC Hydro.

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

- (n) 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 COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

2.3 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.

2.4 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](mailto:umb@vancouver.ca).

## **Housing**

- 2.5 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.
- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design, and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a notarized declaration at the time of submission of the Development Permit Application that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
  - (b) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant’s search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (c) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design, and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Sustainability**

- 2.7 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Environmental Contamination**

- 2.8 Submit a site disclosure statement to Environmental Services;
- 2.9 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
- 2.10 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.

\* \* \* \* \*

**2518-2540 Grandview Highway South  
SUMMARY OF TENANT RELOCATION PLAN TERMS as of October 13, 2022**

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years</li> </ul> </li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place)</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• Flat rate moving assistance will be provided for tenants               <ul style="list-style-type: none"> <li>○ 2 beds or more - \$1,000</li> </ul> </li> </ul>
Assistance in Finding Alternate Accommodation	<ul style="list-style-type: none"> <li>• The applicant has assigned staff to assist tenants with finding alternate accommodation.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• For low income tenants facing other barriers, additional support is available.</li> <li>• Help in securing affordable housing</li> <li>• Help with securing accessible or supportive housing</li> </ul>
Right of First Refusal	<ul style="list-style-type: none"> <li>• Should a tenant be eligible for the supportive housing tenancy proposed for the site, right of first refusal would be offered.</li> </ul>

\* \* \* \* \*



---

2518-2540 Grandview Highway South  
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
  - satisfactorily 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.

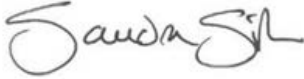
The term of this MOU will commence on August 1, 2020 and will terminate on December 31, 2023, unless earlier terminated by the mutual agreement of the parties.

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

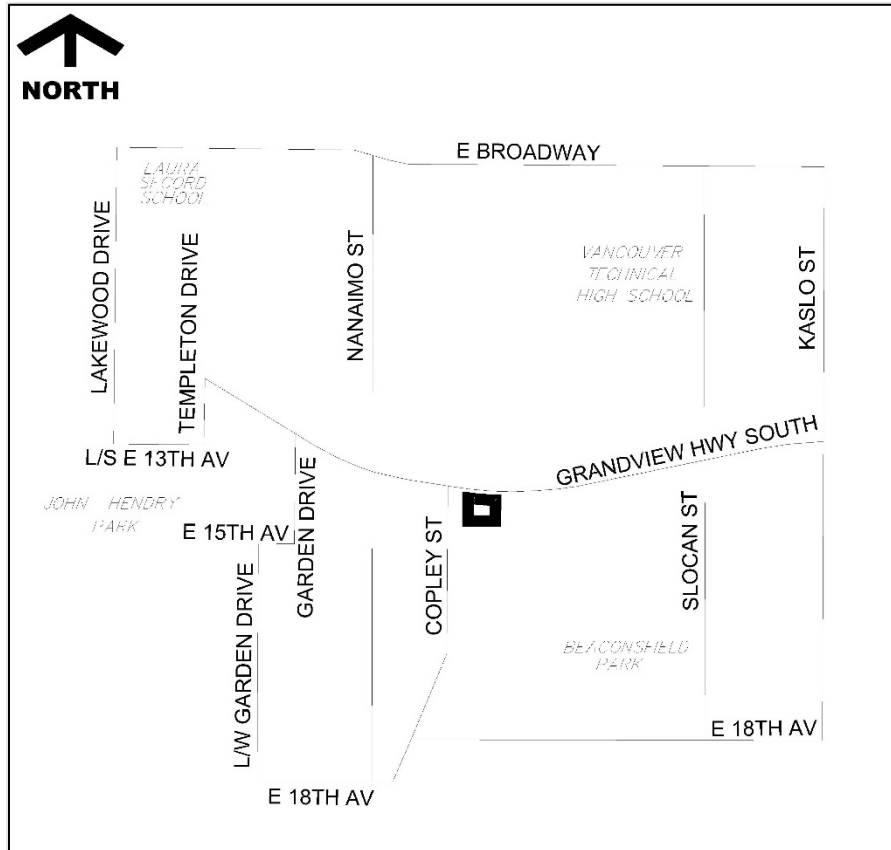
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	May 16 – June 5, 2022	87 participants (aware)* <ul style="list-style-type: none"> <li>• 41 informed</li> <li>• 27 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	May 12, 2022	1,499 notices mailed
<b>Public Responses</b>		
Online questions	May – September, 2022	12 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	May – September, 2022	26 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	May – September, 2022	26 submittals <ul style="list-style-type: none"> <li>• 12 responses</li> <li>• 10 responses</li> <li>• 4 responses</li> </ul>
Other input	May – September, 2022	3 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	May – September, 2022	232 participants (aware)* <ul style="list-style-type: none"> <li>• 84 informed</li> <li>• 27 engaged</li> </ul>

*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:

- **Height, massing, density, location** – The development's height, density, and location are supported, with many highlighting that the density and height are well aligned with the Secured Rental Policy.
- **Provision of social housing** – Social housing projects such as this one are greatly supported in locations such as Renfrew-Collingwood and is supported by research to help drastically improve people's health outcomes and quality of life.
- **Amenities** – The proposed development will be well supported by walkable amenities around the community such as schools, transit, and green spaces.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location** – The proposed development does not fit the current built form of the neighbourhood. The building height is too high and many have stated they

would be comfortable with a development that is between three to four storeys. The architectural drawings and fly-over video do not accurately show the surrounding area.

- **Parking** – Respondents have indicated that further parking spaces should be considered for a building with 64 units. Respondents worry that the shortage of parking spots spill-over to neighbouring blocks and streets.
- **Safety concerns** –The location proposed should not be considered for social housing, due to its close proximity to schools such as Vancouver Technical Secondary and will create an unsafe environment for the vulnerable population around the community. Respondents worry that the proposed development will invite criminal activity around the neighbourhood.

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 is well thought out – the ground plane offers privacy and respects the neighbourhood by incorporating a smoking area towards the back of the lane.
- The proposed development provides sufficient parking spaces for residents given the income level of residents living in the development.
- General support for this project.

*General comments of concern:*

- The building lacks character and on-site amenities for residents.
- General opposition for social housing in the neighbourhood.
- Development will cause further congestion and traffic around the neighbourhood.
- The development intrudes onto the backyards of neighbouring homeowners.

*Neutral comments/suggestions/recommendations:*

- Further density should be considered for this development as this is close to a transit stop.
- Staff and applicant need to be more forthcoming about the increased height of a modular design versus a conventional floor-to-floor height. A six-storey modular height is effectively an eight-storey conventional building height.
- Rooftop gardens, additional green space, and additional seating should be considered.
- Commercial space at grade would be welcome.
- Family and seniors housing should be considered in this area.
- Social housing units should be distributed equally and equitably around the city and should not be situated in one neighbourhood such as Renfrew-Collingwood.
- Nanaimo Street is a truck route that creates intolerable noise levels in the evening.
- Improve the safety of Grandview Highway for pedestrian and cyclists.
- There should be a faster process to prevent delay in building affordable and social housing to ensure that funding is secured for these projects.
- City boards should include public feedback.

\* \* \* \* \*

2518-2540 Grandview Highway South  
FORM OF DEVELOPMENT

Site Plan and Level 1



Level 2



Levels 3 to 6



North Elevation (Grandview Highway)

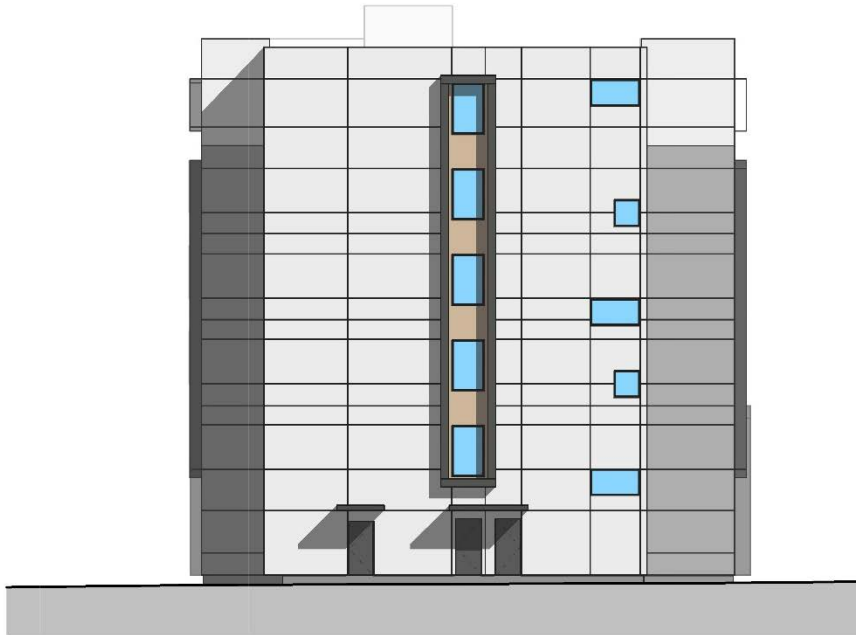


South Elevation (Lane)





East Elevation



West Elevation



Shadow Studies at Fall Equinox

10 AM



12 PM



2 PM



4 PM



\* \* \* \* \*

2518-2540 Grandview Highway South  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

To rezone the site from RT-2 to CD-1 to allow for a six-storey residential building with 64 social housing units under the *Renfrew-Collingwood Community Vision*.

**Public Benefit Summary:**

The proposal would provide 64 social housing units secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 1,418 sq. m (15,263 sq. ft.))	0.75	2.30
Buildable Floor Space (sq. ft.)	11,447	35,105
Land Use	Residential	Residential

**Summary of Development Contributions Expected Under Proposed Zoning**

City-wide DCL <sup>1,2</sup>	\$0
Utilities DCL <sup>1,2</sup>	\$0
<b>TOTAL</b>	<b>\$0</b>

**Other Benefits** (non-quantified components):

64 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.

<sup>1</sup> 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 3,261.4 sq. m (35,105 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$1,120,421.

<sup>2</sup> 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.

\* \* \* \* \*

**2518-2540 Grandview Highway South  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Address	Property Identifier (PID)	Legal Description
2518 Grandview Highway South	006-908-306	Lot 5 Block T Section 45 Town of Hastings Suburban Lands Plan 11660
2538-2540 Grandview Highway South	002-625-911	Lot 4 Block T Section 45 Town of Hastings Suburban Lands Plan 11660

**APPLICANT INFORMATION**

<b>Applicant</b>	General Manager of Arts, Culture and Community Services
<b>Developer</b>	British Columbia Housing Management Commission (BC Housing)
<b>Architect</b>	S2 Architecture
<b>Property Owner</b>	City of Vancouver

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Recommended
<b>Zoning</b>	RT-2	CD-1	
<b>Site Area</b>		1,418 sq. m (15,263 sq. ft.)	
<b>Land Use</b>	Residential	Residential	
<b>Maximum FSR</b>	0.75	2.24	2.30
<b>Maximum Height</b>	9.2 m (30 ft.)	22.0 m (72 ft.)	
<b>Floor Area</b>	1,063.5 sq. m (11,447 sq. ft.)	3,183.1 sq. m (34,262 sq. ft.)	3,261.4 sq. m (35,105 sq. ft.)
<b>Unit Mix</b>	N/A	64 studio units	
<b>Parking and Bicycle Spaces</b>	As per Parking By-law	As per Parking By-law	
<b>Natural Assets</b>	7 existing on-site bylaw trees, 4 street trees	Approximately 7 new on-site trees to be planted.	

\* \* \* \* \*