



CITY OF VANCOUVER

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POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 11, 2008
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TO: Vancouver City Council

FROM: Director of the Housing Centre, in consultation with the Director of Planning

SUBJECT: CD-1 Text Amendment for 651 Expo Boulevard; and
Text Amendment of the False Creek North Official Development Plan:
Conversion of an Affordable Housing Site to a Market Housing Site

RECOMMENDATION

- A. THAT the Director of Planning be instructed to make application to amend CD-1 By-law No. 8587 (CD-1 #415) for 651 Expo Boulevard to remove the requirement for Affordable Housing and increase the maximum allowable number of dwelling units from 1,116 to 1,140 generally in accordance with Appendix A, and also to make application to amend the False Creek North Official Development Plan (FCN ODP) By-law No. 6650, generally in accordance with Appendix B, and that the applications be referred to the same Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws generally in accordance with Appendix A and Appendix B for consideration at Public Hearing.

- B. THAT, pursuant to the City's Option to Purchase for the Affordable Housing site in Area 7B, FCN ODP, and subject to approval of the rezoning application proposed in Recommendation A, Council confirm the payment-in-lieu from Concord Pacific Group Inc. for the conversion of the Affordable Housing site to Market Housing, in the amount of \$5,116,320. The payment-in-lieu is to be paid to the City prior to enactment of the amendments to the CD-1 for 651 Expo Boulevard, on terms and conditions to the satisfaction of the City's Director of Legal Services, with the funds to be credited to the City's Affordable Housing Fund.

- C. THAT, prior to enactment, Concord Pacific Group Inc. shall enter into agreements with the City, drawn to the satisfaction of the Director of Legal Services, in which Concord Pacific Group Inc. agrees that until January 31, 2010, the purchase price by the City for sites 1F and 1T in the Beach neighbourhood and Site 4J in the Quayside neighbourhood, shall be calculated at \$42.64/buildable sq. ft., reflecting the February 2005 price.
- D. THAT, subject to approval of the rezoning application proposed in Recommendation A and B, and to the Province confirming the funding to build and operate the social and supportive housing proposed for 1050 Expo Boulevard, that the Director of Legal Services be authorized to exercise the City's Option to Purchase 1050 Expo Boulevard legally described as Lot 232, PL LMP 13010, New Westminster, DL False Creek, (identified as Site 4J in the CD-1 By-law for 800-1100 Pacific Boulevard [CD-1 #324]), at a price of \$2,670,202, on terms and conditions to the satisfaction of the Director of Legal Services, with the source of funds to be the Affordable Housing Fund.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, and C.

COUNCIL POLICY

Council's social housing priorities are low and modest income families with children, seniors on fixed incomes or in need of support, SRO residents; and the mentally ill, physically disabled, and others at risk of homelessness.

Council policy is to require that at least 20% of the units in new neighbourhoods be developed as Affordable Housing with a priority on households in core-housing need, with alternatives to be considered if senior government funding to build the projects is not available when the projects are ready to proceed, including conversion to Market Housing with a payment-in-lieu.

The False Creek North Official Development Plan (FCN ODP) requires that 15.3% (1,500 dwelling units) of the total 9,818 units be developed for Affordable Housing with at least 7.9% (776 units) to be designed for families. The CD-1 By-law for 651 Expo Boulevard (Area 7B within the FCN ODP) requires that 216 out of the 1,116 maximum allowable number of dwelling units be developed for Affordable Housing, of which 111 units must be designed for families.

PURPOSE AND SUMMARY

This report recommends that City Council instruct the Director of Planning to make applications to amend the CD-1 By-law (#415) for 651 Expo Boulevard and the False Creek North Official Development Plan to remove the requirement for Non-Market Housing in Area 7B, FCN ODP, and to increase by the maximum allowable number of dwelling units from 1,116 to 1,140. The report also recommends that Council confirm a payment-in-lieu of \$5,116,320, as determined in accordance with the City's Option to Purchase as regards the conversion of the Affordable Housing site to Market Housing.

The conversion of Lot D, Area 7B, from Affordable Housing to Market Housing is appropriate as senior government funding to develop affordable housing, especially family housing, is uncertain and limited. Lot D, at 216 units of which 111 units are for families, is particularly challenging because of its size. The conversion of Lot D will generate funds that can be used to purchase one or more of the remaining affordable housing sites in Concord Pacific Place, and it is a recommendation of the report that one of the remaining affordable housing sites in Concord Pacific Place, 1050 Expo Boulevard, be purchased for the development of a supportive and social housing project pursuant to the City/Province Social and Supportive Housing Partnership approved by Council on December 19, 2007.

Conversions of some or all of the remaining six Affordable Housing sites in Concord Pacific Place may be appropriate in the future, if senior government funding continues to be unavailable, but no further conversions are recommended at this time. With very low vacancy rates in the rental housing market, and especially a lack of larger units affordable to low- and modest-income families with children, it is important to retain the remaining Options to Purchase for the immediate future and to continue to advocate with Federal Government and the Province for funding to build affordable housing on them, with a priority for core-need households.

BACKGROUND

In 1990 Council approved the False Creek North Official Development Plan (FCN ODP) which required that 20% of the units be developed as Non-Market Housing, of which at least 50% were to be designed for families, with priority to be given to core-need households.

In 1993 Council amended the policy to allow Council to consider alternatives to Non-Market Housing if Federal or Provincial funding were not available to develop affordable housing sites when they were ready for development.

Following the July 25, 2002 Public Hearing, Council approved a CD-1 zoning for 651 Expo Boulevard, Area 7B, FCN ODP (By-law No. 8575, CD-1 No. 415).

Following the February 27, 2003 Public Hearing, Council approved replacing the term "Non-Market Housing" with "Affordable Housing" in those Official Development Plans and the Comprehensive Development Districts (CD-1s) which required the provision of Non-Market Housing.

On December 19, 2007, Council approved a Social and Supportive Housing Partnership with the Province to develop 12 City-owned or optioned sites, one of which is 1050 Expo Boulevard located in the Quayside Neighbourhood of Concord Pacific Place.

AREA 7B, FCN ODP (651 Expo Boulevard)

Area 7B, FCN ODP, is located on the east edge of the downtown between the Georgia and Dunsmuir Viaducts as shown on Figure 1 and Page 1 of Appendix C. The CD-1 By-law allows up to 1,116 dwelling units (83 331 m²) of which at least 216 units (19.3%) must be developed for Affordable Housing (typically non-profit rental or co-operative housing). At least 291 units must be designed for families (111 Affordable units and 180 Market units). The CD-1 also allows up to 13 619 m² for commercial uses. The total maximum floor space permitted is 96 960 m².

