

Report Date: August 14, 2009
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Meeting Date: September 8, 2009

TO: Vancouver City Council

FROM: Managing Director of Social Development

SUBJECT: Grant Request for Doug Storey Building Non-Market Housing Tenant Improvements - 788 Richards Street

RECOMMENDATION

THAT Council approve a grant of up to \$37,200, to Coast Foundation Society, for installation of a security system in the non-market housing project at 788 Richards Street (Doug Storey Building). Source of funds to be the Downtown South Development Cost Levies for Replacement Housing.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

On October 5, 2004 Council approved recommendations related to the development at 788 Richards Street, which relaxed the floor space ratio (FSR) on this site by 9 256 m² (99,639 sq ft) consisting of:

- 6 967.5 m² (75,000 sq ft) of bonus floor space for market residential; and
- 2 289 m² (24,639 sq ft) of floor space for non-market SRA replacement housing.

Council also authorized expenditure of \$720,000 towards the development of the social housing component at 788 Richards Street, to be paid to the developer upon conveyance of the air space parcel for the non-market housing, to the City.

On July 10, 2007, Council approved Coast Foundation Society (Coast) as the non-market housing sponsor for 788 Richards Street.

On June 24, 2008 Council approved a grant of \$102,000 for tenant improvements for alterations and furnishings.

Approval of grant recommendations requires eight affirmative votes.

PURPOSE

This report seeks approval of a capital grant for a security system for the City-owned non-market housing at 788 Richards Street known as the "Doug Storey Building".

BACKGROUND

The Doug Storey Building was completed and tenanted in May 2008. Coast operates the 46 unit project for low-income singles as a self-funded operation. BC Housing oversees the operation of the low income housing on behalf of the City.

DISCUSSION

At the time of project completion, a security system which met the specifications for Coast's needs was installed. Neither City Staff nor Coast realized that this cost was separate to the construction budget, and an invoice from the contractor has been in arrears for several months. As the project is fully owned by the City and operates without subsidy, staff feel that it is appropriate to pay the outstanding invoice of \$37,200 to cover the following costs:

- \$15,000 for upgrade of existing entry phone system to meet needs to secure building;
- \$18,000 for security cameras; and
- \$4,200 for security alarm for offices and amenity spaces.

The Doug Storey Building serves as a model of integrating supported housing within the broader community. The security system is a necessary component to the effective functioning and management of this supported housing building within the context of a mixed use development, which also includes commercial and hotel uses, and condominiums. The Director of Social Development recommends the capital grant to ensure the security system that has been installed for the Doug Storey Building stays in place and remains operational.

FINANCIAL IMPLICATIONS

This report seeks a capital grant of up to \$37,200 to Coast Foundation Society to cover the costs of the security system at Doug Storey Building. The source of funds for the capital grant is to be the Downtown South Development Cost Levies for Replacement Housing.

CONCLUSION

The Director of Social Development recommends approval of the capital grant of \$37,200 to Coast Foundation Society, to cover the outstanding invoice for the installed security system.

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