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**Date:** 2/5/2021 4:28:46 PM  
**Subject:** Memo: Housing Work Under Way and Anticipated at Council in Q1 2021  
**Attachments:** CMO - Memo Housing work items anticipated at Council in Q1 2021 - 2021.02.05.pdf

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Dear Mayor and Council,

In recognition of Council's identification of housing affordability as a key priority, we are providing the attached memo as an overview of the major housing-related initiatives under way in Q1 2021. A brief summary is as follows:

- This memo provides an update on housing related items going to Council in Q1 of 2021, which include policy reports, projects, and responses to Council motions.
- Many initiatives are underway to address Council's top priority of addressing the impacts of Vancouver's housing crisis, with the majority undertaken through PDS, ACCS, and VAHEF.
- Staff will be reporting on the full 2021 Housing work program for Council review in Q2, as part of the Housing Vancouver Annual Progress Report.

Should you have any questions, please do not hesitate to contact myself, Gil Kelley ([Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)), or Sandra Singh ([Sandra.Singh@vancouver.ca](mailto:Sandra.Singh@vancouver.ca)).

Best,  
Paul

**Paul Mochrie (he/him)**  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the

x<sup>w</sup>məθN<sup>ə</sup>ēəm (Musqueam), l<sup>ə</sup>θ<sup>ə</sup>vú 7mesh (Squamish), and səliwətaʔ (Tseil-Waututh) Nations.

## MEMORANDUM

February 5, 2021

**TO:** Mayor and Council

**CC:** Karen Levitt, Deputy City Manager  
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Maria Pontikis, Director, Civic Engagement and Communications  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
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Dan Garrison, Assistant Director, Housing Policy and Regulation  
Celine Mauboules, Acting Managing Director, Homelessness Services and Affordable Housing Programs  
Ryan Bigelow, CEO, Vancouver Affordable Housing Agency

**FROM:** Paul Mochrie  
Acting City Manager

**SUBJECT:** Housing work items anticipated at Council in Q1 2021

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### PURPOSE

The purpose of this memo is to provide an update on housing related work items that are anticipated to go before Council in Q1 of 2021. This includes policy reports, projects, and responses to Council motions. This memo also provides a brief overview of the priority actions for housing in 2021 that are currently underway and set to come before Council over the course of the year.

### DISCUSSION

Addressing the impacts of Vancouver's housing crisis is a top Council priority. There are many initiatives underway across multiple departments including responses to recent Council direction. The majority of this work is undertaken through Planning Urban Design and

Sustainability, Arts Culture and Community Services, and the Vancouver Affordable Housing Endowment Fund.

### Housing Work Program – Q1 2021 - Items Anticipated at Council

Item	Housing Objective	Timing
Amendments to Expand the Rental Housing Stock ODP to include C-2 Zoning areas	Increase protection to renters	Referral to Public Hearing – February 9 <sup>th</sup> / Public Hearing anticipated in early March
Amendments to the RM-3 and RM-4 District Schedules to Enable 6 Storey 100% Social Housing	Increase social housing for low and moderate income households	Referral to Public Hearing – March 9 <sup>th</sup> / Public Hearing anticipated in early April
Amendments to the Downtown Official Development Plan – K3 (Granville Street) to increase social and rental housing on underutilized sites	Increase social and rental housing on underutilized sites; enable mass timber opportunities	Referral to Public Hearing – February 9 <sup>th</sup> / Public Hearing anticipated in early March
VAHEF – Portfolio Strategy, Governance and Implementation Update	Utilize City land / Assets to increase social housing	Anticipated in March/April
Renter’s Office Service Grants	Increase protection to renters	March 9 <sup>th</sup> – Regular Council
Co-operative Housing Lease Renewal Methodology - Summary of Engagement	Provide guidance on how non-market co-op leases will be renewed as they near expiry	Anticipated in March –

### Memos Responding to Council Motions – Q1 2021

In addition to the items above, Staff are working to respond to a number of outstanding approved Council motions on Housing. There are a number of memos that are currently being prepared and expected to be sent to Council in Q1. These include responses to the following:

- Defining Social Housing Consistently and Transparently in the City of Vancouver (RTS 012976)
- Making Turnkey Housing Units from Community Amenity Contributions More Affordable (RTS 014109)
- Recalibrating Housing Vancouver Targets (RTS 013971)
- A Closer Look at Tiny Homes and Shelters (RTS 014151)
- Business Case for Social Housing for Homeless (RTS 13159)

### Affordable Housing Projects

Even with the impacts of COVID-19 and remote work on the development process, Council approved ~2,400 rental units and ~1,300 social and supportive housing units, surpassing the annual Housing Vancouver targets for both categories. Following the success of 2020, in 2021 there are a number of rental and social housing projects anticipated to go to public hearing. In

addition, there are also a number of social housing projects under the SHORT Program that are currently tracking for approval in Q1 through the development permit process.

*Rental and Social Housing Rezoning Projects – anticipated at Public Hearing in Q1*

<b>Project</b>	<b>Policy</b>	<b>Type of Housing</b>	<b>Referral Date</b>	<b>Anticipated PH Date</b>
728-796 Main St	DTES Plan	94 units: 19 social housing (SRA replacement), 75 strata	1/19/2021	2/9/2021
3084 W 4th, 2010 Balaclava MIRRHP	MIRHPP	35 units: 20% at MIRHPP, 80% market rental	1/20/2021	2/11/2021
1015 E Hastings St	Inclusionary social housing	163 units: 85 non-market, 53 market rental, 25 transitional	1/19/2021	2/11/2021
1766 Frances Street	GW Plan	84 social housing units and childcare	1/20/2021	2/11/2021
4118-4138 Cambie St	Cambie Corridor	90 market rental units	2/9/2021	3/9/2021
325-341 W 42 <sup>nd</sup> Ave	Cambie Corridor MTC	215 market rental units	3/9/2021	3/9/2021
Total anticipated rental and social housing units: 606				

*SHORT Program – Social Housing Projects Anticipated at Development Permit Board/Director of Planning Decision in Q1 2021*

<b>Project</b>	<b>Type of Housing</b>	<b>Decision / Approval Date</b>
1. 320 E Hastings	105 social housing units	Development Permit Board: Jan 25th, 2021. Approved
2. 1425 E 12 <sup>th</sup>	157 social housing units	Director of Planning Decision: Jan 28th, 2021.
3. 349 East 6 <sup>h</sup>	82 social housing units	Director of Planning Decision: March 18th, 2021.
4. 3279 – 3297 Vanness	102 social housing units	Director of Planning Decision: Feb 25th, 2021.

5. 1580 Vernon	98 supportive TMH units**	Director of Planning Decision: Early February
Total anticipated social housing units: 544 units		

\*Note – the timing indicated in the above list of projects are approximate, based on the best information we have currently, and are subject to change.

\*\*Note – All projects listed above have previously undergone a rezoning process, except for 320 E. Hastings which is applying for a development permit under existing zoning.

In addition to the projects above, the City and BC Housing are continuing to take collective action on homelessness and are working to deliver 350 units of permanent modular supportive housing for individuals experiencing or at risk of homelessness.

### Housing Priorities in 2021

1. Working with the Province on Protecting Renters from Renovictions and Renters in Single-Room Occupancy Hotels

Staff are working with the Province on several Council priority items related to protecting renters in existing rental and Single-Room Occupancy hotels.

Motion B.10 *Protecting Tenants – Taking Action Against Renovictions*, approved by Council on October 15, 2020 directed the Mayor’s office to advocate to the Provincial Government, asking it to fulfill its commitment to clarify and prevent renovictions under the *Residential Tenancy Act* (RTA) with appropriate legislative changes. Should that commitment not be provided, the motion went on to direct staff to provide a report for Council’s consideration by Q2 2021, setting out a number of parameters to consider a framework to protect renters during renovations.

Staff have recently learned that the province is committed to implementing the recommendations of the Rental Housing Task Force around stopping renovictions and plans to introduce further protections in Spring/Summer 2021. Our priority at this juncture is to engage the Province to learn more details about their proposed approach, provide feedback on the proposed legislative approach and ensure that City processes and policies are aligned with RTA measures to support renters. We also want to learn how the legislative changes will be communicated to renters and how the City can support information and education on this. Staff are in the process of liaising with the Province on this matter, and will be reporting back to Council in Q2 2021.

On October 7<sup>th</sup>, 2020, Council directed staff to proceed to develop a City regulatory solution, subject to final Council approval, that could be implemented until such time as the Provincial adequately raises the shelter component of income assistance and/or implements vacancy control in SRAs through the RTA. Provincial staff have confirmed that the Attorney General has requested a research paper on vacancy control by the end of January, 2021, however staff advised that any legislative changes would take at least one year to move forward. Staff will continue to liaise with the Province while also launching internal work to report back to Council on potential options later in 2021.

## 2. Supporting Renters Through the Renters Office

As part of Council's continued commitment to protecting renters in Vancouver, the Renters Office provides a first point of contact to answer questions, provide information on City policies and permits and refer renters to other organizations that can provide assistance. Staff will be bringing forward recommended grants to renter serving organizations in February. If approved, the grants will enhance the capacity of renter serving organizations to help renters understand their rights, pursue their rights, and/or secure rental housing.

Staff are working with these organizations to track data on the impact of COVID, as well as improving access to information and service by updating our website and Renter Line to provide information in languages other than English.

## 3. Addressing Homelessness & Encampments

Homelessness is a humanitarian crisis, which continues to grow in our city and region. Intensifying the impacts of homelessness are the dual health crisis of the poisoned drug supply and COVID, which have further affected marginalized and at risk residents. Homelessness has devastating consequences for the individual and is both driven and compounded by trauma, stigma, discrimination, unsupported mental health conditions, deep poverty, and racism. Homelessness is a condition almost impossible to move from without public, social, and health supports or interventions.

Staff are working with the Park Board and BC Housing to bring the encampment in Strathcona Park to a close and move people into indoor accommodation by the end of April. Staff have identified indoor spaces and are awaiting confirmation of operating funding from the Province. Staff will update Council once a decision on funding has been communicated. In the interim, BC Housing installed a temporary warming tent, washroom and shower trailers along Raymur Avenue to provide access to basic hygiene services. These temporary facilities will be removed once the encampment is brought to a close. The facilities are available 24/7 and are managed by Atira, with the support of peers and on site security.

## 4. Delivery of New Supportive Housing

While the pathways into homelessness are complex and multi-faceted, the solutions are straightforward: individuals need access to income, housing, and supports, including access to culture and other traditions. Without the foundation of adequate and secure housing, the ability to lead a healthy and fulfilling life is elusive.

BC Housing and the City of Vancouver have a strong track record of working collaboratively to create homes for people in need. Over the last 15 years, over 2,000 units of supportive housing (both permanent and temporary modular) have been created to provide homes for individuals and families experiencing homelessness or at risk of homelessness.

BC Housing, CMHC and the City entered into an MOU in August 2020 and are targeting to deliver an additional 350 permanent supportive homes. The first two sites will be announced in February. These units provide important steps to support residents who are currently experiencing homelessness in our city to transition into long-term housing. ACCS and PDS Staff will be prioritizing these projects and moving quickly to develop and open these new homes as a critical action to address homelessness.

## 5. Long Range Planning Initiatives - Vancouver Plan and Broadway Plan

Housing affordability was one of the top priorities identified by Vancouver residents for the Vancouver Plan process. The Vancouver Plan process will explore opportunities to transform Vancouver's housing system, including new frameworks to address displacement and prioritize equity. Work will also include an update to the *Housing Vancouver* targets for new housing in consultation with academics and local experts, with an Emerging Directions report set for July. Initial work will include a comprehensive evaluation of immediate and long-term housing need in Vancouver, including stakeholder engagement to verify the City's methodology and approach.

The Broadway Plan, also led out of PDS, was delayed due to COVID-19 in 2020, but consultation has resumed as of Q1 2021, with a draft plan targeting Q4. The planning process is an opportunity to advance a number of urgent Council priorities around housing, childcare, jobs and economy, climate change, integrated water resource management and transportation. There is a further opportunity to align with senior government funding programs to enable additional social and supportive housing for people experiencing homelessness, and low-income individuals and families who have been most impacted by the pandemic. Key directions for the planning program includes protecting rental affordability, minimizing displacement impacts on renters and enabling new affordable housing choice, focusing on rental and non-market housing, close to rapid transit.

## 6. VAHEF Strategy and Implementation Plan & update on Co-op Lease Renewal Framework

Following the approval of the 10-Year *Housing Vancouver* Affordable Housing Delivery and Financial Strategy, it was recommended that the City's non-market housing assets be consolidated into a single portfolio (Vancouver Affordable Housing Endowment Fund – VAHEF). Staff have since identified the assets and pipeline of the portfolio, formed preliminary strategies to better deliver housing through a portfolio-approach, and evaluated governance and role changes for improved planning and decision making, while continuing to deliver an active pipeline of affordable housing projects. Remaining stakeholder engagement is expected to complete in Q1 followed by a report back to Council.

As part of an overall implementation plan, VAHEF-specific targets will be defined in conjunction with the update to the Housing Vancouver targets noted in (5) above and staff will report back on a Co-op Lease Renewal Framework guiding how non-market co-op leases will be renewed as they near expiry.

## 7. Zoning changes to streamline development of rental and social/co-op housing housing

A long-term priority is to transition away from site-by-site rezoning requirements for affordable rental and social housing and toward development under zoning. The goal of this work is to bring greater equity into the City's development process, which requires a rezoning process for most rental and social housing projects, but does not require this for the majority of ownership strata and single-family homes.

Upcoming initiatives include amendments to the Downtown ODP to allow rental and social housing; zoning changes to the RM-3A, RM-4, and RM-4N district schedules to enable social housing up to six storeys; allowances for social and rental housing in the Cambie Corridor Municipal Town Centre; a streamlined process for market and below-market rental in the C-2



zoning areas and Secured Rental Policy; and zoning changes to enable 100% social housing, rental, and below-market rental in the Downtown Eastside.

#### 8. Opportunities for Below-Market Rental

We have heard that Council would like to build on the progress made in 2020 toward creating opportunities for below-market rental affordable to moderate incomes. In 2020, Council approved approximately 350 units of privately-owned below-market rental housing. This Council has also approved important new policy approaches including the Below Market Rental Housing Policy for Rezoning, enabling below market rental in the Burrard Corridor of the West End Plan, and amendments to the Moderate Income Rental Housing Pilot Program to enable additional flexibility for proposals on large sites.

In 2021, Staff plan to bring forward additional approaches and policies to enable below market rental opportunities, including the upcoming Cambie Corridor Municipal Town Centre work and through the Implementation of the Secure Rental Policy (C2 6 Storey Rental / low density areas). With more applications underway, Staff will initiate a full review in 2022 to evaluate the variety of approaches to date and determine next steps on a more comprehensive city-wide policy.

#### 9. Work Items Not Currently Resourced

Staff note there are a number of Council requests and work items by approved through recent Council Motions that are yet to be resourced. Some of these items include developing an affordable home ownership pilot, improving accessibility in existing and new housing, implementation of a Tiny Home pilot, and a Low-Income Housing Tenant Survey. In ACCS, Staff have limited capacity to take on new work as they respond to the encampment in Strathcona Park and respond to existing Council motions. Staff will be exploring ways to incorporate these Council requests into existing work programs and budgets and will report back with further details in Q2.

#### FINAL REMARKS

In addition to the Q1 work program listed above, Staff will be reporting on the full 2021 Housing work program for Council review in Q2 as part of the Housing Vancouver Annual Progress Report. Should you have any questions, please do not hesitate to contact myself, Gil Kelley at 604-873-7456 or [Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca), or Sandra Singh at 604-873-7408 or [Sandra.Singh@vancouver.ca](mailto:Sandra.Singh@vancouver.ca).



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