

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 7/19/2022 3:26:48 PM
Subject: Policy Report: 800 Granville - questions

Good afternoon Mayor and Council,

Staff received some questions from a Council relating to the Policy and Directions – Application for Rezoning at 800-876 Granville Street, RTS# 15259, which is on today's Committee agenda (item # 7 of Reports). Staff can offer the following response in reply. Any further questions on this report will need to be raised when this matter is considered by Council.

Q: How long have the 73 SRO units at the State Hotel been vacant for? Do we know anything about who was last living in them, and how much the rents were?

Response: The State Hotel 876 Granville Street has been vacant for many years. We do not have information on the last tenants or the rents that were paid. Length of time vacant is not a consideration in the SRA Bylaw, since including this factor would likely encourage SRO owners to vacate buildings in order to avoid SRA encumbrances and requirements.

Q: Under the SRA By-Law, if a future development were required to replace these units, does the bylaw outline how much they would be rented at? Or could they be replaced with higher-cost "micro-units" that wouldn't be affordable to the incomes of people who previously lived there?

Response: The proposed rezoning does not include SRA replacement with social housing units.

Q: Has there been discussion with the applicant about replacing these SRO units, or requiring a cash payment in lieu?

Response: The applicant is aware of the SRA By-law and that a Council approved permit would be required in order for the project to proceed.

Q: Does Council have the ability to add direction to the report related to replacing these units or requiring a cash payment in lieu, and if so how would be best do that?

Response: The proposed rezoning includes a building designated under the SRA By-law, and any proposal must comply with the SRA By-law. A separate, but companion, SRA permit would be necessary for this development to proceed. It would not be appropriate for Council to predetermine the parameters of any SRA permit at this stage. There is a separate process for SRA permits and Council may attach a number of conditions to a permit including replacing the rooms with self-contained social housing, or a cash in lieu option.

Thank you
Paul