

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 7/20/2021 5:40:50 PM
Subject: FW: question re: vancouver plan update

Mayor and Council,

For your information, I am sharing the following responses to questions that Councillor Swanson has raised in relation to the Vancouver Plan report on the Standing Committee agenda for tomorrow.

Best,
Paul

Q: What is the affordability definition for the DTES? Is it just 30% at welfare rate? Would the proposed social housing only be required to deliver 30% at welfare rate?

A: The Zoning and Development By-law definition sets a minimum of at least one-third of the units renting at the shelter component of Income Assistance. This definition is carried through to the DEOD ODP. In addition, the DTES Plan also includes targets for additional affordability, targeting a one-third/one-third/one-third model, where one-third are at shelter rates, one-third are below the HILs, and one-third are at low-end of market rents. Staff seek to achieve this targeted level of affordability wherever possible. Details on the By-law definition of social housing and related policy from the DTES Plan are included below.

Definition of Social Housing (Zoning and Development By-law)

(preceded by the City-wide Definition)...except that in the HA-2 District; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;

(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and

(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.

Policy 9.2.14 in the DTES Plan

9.2.14 At least one third of new social housing units must be rented at shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. The target rents and affordability for the remaining two-thirds will be for one of these thirds to be up to "Housing Income Limits" or HILs, and the remaining third to be at affordable market rents.

From: Swanson, Jean <Jean.Swanson@vancouver.ca>
Sent: Saturday, July 17, 2021 10:05 AM
To: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>
Subject: question re: vancouver plan update

Theresa, I'm hoping for an answer to this before Wed so I can consult with some DTES folks. What is the affordability definition for the DTES? Is it just 30% at welfare rate? So the new social housing that would go in with the higher buildings would only have to be 30% at welfare rate? Thanks.

City Councillor Jean Swanson

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I am thankful that I live and work on the territories of the x̱m̱əθ̱ōṽṽm̱ (Musqueam), Skwx̱̓̓'u817_wú7mesh (Squamish), and ƕéó̱wətaʔ / ƕéŋ̱w̱ōṽṽlh (Waututh) nations.

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