

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 7/20/2022 9:17:48 AM
Subject: Upcoming information bulletin: Skeena Terrace Policy Statement information bulletin (July 19, 2022)

Dear Mayor and Council,

Following your approval at the July 19 Council meeting, I am writing to inform you that the City will be issuing the below information bulletin this morning regarding the Skeena Terrace Policy Statement.

As you heard from staff, the Policy Statement will guide the rezoning application and contains guiding principles, objectives and policies related to housing affordability (target of 2/3 at or below HILS), tenant-first engagement, land use, height and density public benefits, transportation and mobility, sustainability and development phasing.

Best,
Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations.

City of Vancouver
Information Bulletin
July 20, 2022

Skeena Terrace redevelopment moves to next phase

Following Council adoption of the Policy Statement and design approach, the proposed redevelopment of Skeena Terrace can now enter its next phase – the submission of a rezoning application by BC Housing.

The Policy Statement will guide the rezoning application and contains guiding principles, objectives and policies related to:

- housing affordability
- tenant-first engagement
- land use, height and density public benefits, transportation and mobility
- sustainability
- development phasing

Redevelopment of this site will provide social housing for a diversity of household types, ages, mobility and income levels, and substantially increase affordable family-oriented housing in the Hastings-Sunrise area. A target of 66 per cent of the homes proposed will rent at or below the [BC Housing- Housing Income Limits](#) and will be rented at no more than 30 per cent of gross household income.

The redevelopment will also provide new community-serving spaces, childcare space, and walking, rolling, and

cycling connections that are well-integrated into the neighbourhood, creating an affordable, sustainable and vibrant community.

The rezoning application phase will provide the public an opportunity to provide input once the formal application is submitted. Residents are encouraged to [visit the project website](#) for important updates about the project, and how they can get involved.

Background:

Skeena Terrace is on a 10.8 acre site located at 2108 Cassiar Street in the Hastings Sunrise area, and is owned and operated by BC Housing.

The buildings and infrastructure at Skeena Terrace are aging and need extensive and ongoing repairs. This planning process provides an opportunity to replace and expand the amount of social housing and add services and amenities to the property. Redevelopment will address current energy-efficient and sustainability requirements, and meet the needs of the community for years to come.

Existing tenants will be protected throughout by the City's Tenant Relocation & Protection policy and offered priority such as right-of-first-refusal to a new affordable home at Skeena Terrace.

BC Housing has committed to achieving a redevelopment that will minimize the displacement of existing tenants, through a phasing strategy with sequencing of building redevelopment.

Learn more at <https://shapeyourcity.ca/skeena-terrace>

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