

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
To: "Swanson, Jean" <Jean.Swanson@vancouver.ca>
 "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
 "Singh, Sandra" <Sandra.Singh@vancouver.ca>
 "Kelley, Gil" <Gil.Kelley@vancouver.ca>
 "Bigelow, Ryan" <Ryan.Bigelow@vancouver.ca>
Date: 7/21/2020 12:39:34 PM
Subject: RE: Memo - Opportunities to Deliver Temporary Modular Housing - RTS13423

Good Afternoon Mayor and Council

Please see our response below to Council questions re: RTS 13423 – Opportunities to Delivery Temporary Modular Housing.

Regards,

Sadhu

1. Q: ~2,000 units of social housing under construction in Vancouver now? What is the rent breakdown for them?

A: See figures below.

Figure 1. Social and Supportive Housing Units Under-Construction as of March 31, 2020 By Income Bands

Building Type	Income Range	Renters						Total
		<\$ 15K/yr.	<\$ 15-30K/yr.	\$30-50K/yr.	\$50-80K/yr.	\$80-150k/yr.	>150K/yr.	
Apartment	Units U/C	285	65	114	969	643	-	2,076
	% Of Total Units U/C	14%	3%	5%	47%	31%		100%

Figure 2. Social and Supportive Housing Units Under-Construction as of March 31, 2020 By Rent Ranges



Note: This is the minimum affordability required and approved at public hearing or development permit issuance; projects may become more affordable as the project goes through the development process due to grants, partnership with senior levels of government, or as operator and lease agreements with non-profit housing societies are made for City-owned projects

2. Q: Would the zoning procedure be different if we wanted permanent modular housing. I thought the province wasn't doing

temporary any more??

- a. A: The focus on this memo was related to TMH as directed by Council. The zoning procedure for permanent modular housing would follow our normal rezoning procedure. The Province does not have an open program for additional TMH, but specific funding may be made available through BC Housing's Supportive Housing Fund.

3. Q: Could we just leave the current TMH on private land for another 5 years, until we build up the amount of shelter rate housing we need to house people who are homeless, so we don't spend all our \$ on moving and acquiring new land but not getting any additional housing??

- a. A: Extending the duration a TMH building sits on privately owned land will depend on the private landowner and their plans /timing to develop the site. Furthermore, the temporary use limits the duration a TMH building can sit on one site to a maximum of 10 years; given this, it is important that we are proactive in planning for relocation options for these existing units to reduce future uncertainty for individuals who are currently living there.

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
sadhu.johnston@vancouver.ca
604.873.7627

Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

From: Swanson, Jean
Sent: Sunday, July 5, 2020 9:57 AM
To: Johnston, Sadhu; Direct to Mayor and Council - DL
Cc: City Manager's Correspondence Group - DL; Singh, Sandra; Kelley, Gil
Subject: RE: Memo - Opportunities to Deliver Temporary Modular Housing - RTS13423

Three questions:

1. 2000 units of social housing under construction in Vancouver now? What is the rent breakdown for them?
2. Would the zoning procedure be different if we wanted permanent modular housing. I thought the province wasn't doing temporary any more??
3. Could we just leave the current TMH on private land for another 5 years, until we build up the amount of shelter rate housing we need to house people who are homeless, so we don't spend all our \$ on moving and acquiring new land but not getting any additional housing??

From: Johnston, Sadhu
Sent: Friday, July 3, 2020 3:48 PM
To: Direct to Mayor and Council - DL
Cc: City Manager's Correspondence Group - DL; Singh, Sandra; Kelley, Gil
Subject: Memo - Opportunities to Deliver Temporary Modular Housing - RTS13423

\u-257 ?

Dear Mayor and Council,

Please see the attached memo from Gil Kelley and Sandra Singh regarding Opportunities to Deliver Temporary Modular Housing on RS and RT Zoned Parcels - Motion Response, RTS 13423. A brief summary is as follows -

- Memo responds to a Council motion on exploring opportunities to deliver Temporary Modular Housing (TMH) in RS and RT zones and, if there are opportunities, report back on the possible policy /implementation tools.
- Analysis found limited sites immediately suitable for TMH (5 sites out of ~79,500 RS and RT zoned

parcels), all of which are privately owned.

- Three approaches are outlined which could enable delivery of TMH on these five sites with an expedited rezoning process being the recommended approach if any of these sites are made available for TMH. How this analysis aligns with next steps regarding the existing stock of TMH buildings is provided for further context.

Should you have any questions, please contact Gil Kelley, GM of Planning, Urban Design, and Sustainability at Gil.Kelley@vancouver.ca or Sandra Singh, GM of Arts, Culture, and Community Services at Sandra.Singh@vancouver.ca.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
604.873.7627 | sadhu.johnston@vancouver.ca

Pronouns: he, him, his