

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 2/2/2022 3:08:14 PM
Subject: [Corrected: Upcoming news release: New Affordable Homes at 1395 Davie St. \(February 3, 2022\)](#)

Dear Mayor and Council,

I am writing to inform you of a correction to the news release on new affordable homes for urban Indigenous and new Canadian Residents at 1395 Davie Street that was scheduled to be distributed earlier today. The original news release stated these units were created through CACs; that is inaccurate. These units were delivered through density bonusing and part of the West End Plan Public Benefits Strategy.

The news release will now go out February 3, 2022 at approximately 11:00 AM instead.

I have included the amended news release below, highlighting the change for your reference. Apologies for any confusion this may have caused. Please let me know if you have any questions.

Best,
Paul

City of Vancouver
News release
February 2, 2022

New affordable homes for Urban Indigenous and new Canadian Residents open in the West End

A development that is providing 68 affordable studio, one- and two-bedroom homes has opened in the West End at 1395 Davie Street.

Managed by Vancouver Native Housing Society (VNHS), the new building was created at no cost to the City through the City's inclusionary zoning policy. **The building was delivered through density bonusing as part of Marcon's development project at 1180 Broughton, achieving the goals of the West End Plan Public Benefits Strategy.**

Density bonusing permits developers to build additional floor area, in exchange for amenities such as affordable housing, childcare facilities needed by the community.

VNHS's mandate is to provide safe, secure and affordable housing to both the urban Indigenous community, as well as non-Indigenous people, seniors, youth, women at risk, persons living with mental illness and the homeless and homeless at risk populations. VNHS is also operating the adjacent 27-unit affordable housing project.

"Our board and staff would like to thank Marcon and the City of Vancouver for their contributions," said Richard George, president, Vancouver Native Housing Society. "These partnerships are crucial to increasing the supply of affordable housing in our community. This new building is adding not only affordable housing for our urban Indigenous Peoples, but also addressing the lack of accessible housing in our area. We are proud to be a part of the solution."

Creating homes for Indigenous residents continues to be a priority for the City – people who identify

as Indigenous continue to be vastly overrepresented in our Homelessness Count results, making up 39 per cent of Vancouver's homeless population but only 2 per cent of the city's overall population, based on 2020 data.

"These 68 affordable homes are just the latest in thousands of below-market homes that Vancouver has open, underway, or approved thanks unprecedented cooperation with builders, non-profits and all levels of government," said Mayor Kennedy Stewart. "When we use partnerships to build homes more people can afford in every area of our city, we help make Vancouver a city that works for all of us."

The mix of rents across the 95 new homes in the two buildings includes a minimum of 33 homes at shelter rate, 31 homes at Housing Income Limits (HILs), with the remainder of homes renting at Low-End of Market rates (approximately 10 per cent below market rate).

Along with the new homes, the development includes amenity space, children's play area, parking and storage. More information about the building is available [here](#).

-30-

Media contact:

City of Vancouver
Civic Engagement and Communications
media@vancouver.ca

From: Mochrie, Paul <Paul.Mochrie@vancouver.ca>

Sent: Wednesday, February 2, 2022 9:57 AM

To: Direct to Mayor and Council - DL

Cc: City Manager's Correspondence Group - DL

Subject: Upcoming news release: New Affordable Homes at 1395 Davie St. (February 2, 2022)

Dear Mayor and Council,

I am writing to inform you that the City will be issuing the below news release on new affordable homes for urban Indigenous and new Canadian Residents.

68 affordable studio, one- and two-bedroom homes have opened in the West End at 1395 Davie Street. Managed by Vancouver Native Housing Society (VNHS), the new building was created at no cost to the City through the City's inclusionary zoning policy.

The news release will go out today, February 2, 2022 at approximately 11:00 AM. Please keep it embargoed until that time.

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

paul.mochrie@vancouver.ca



City of Vancouver
News release
February 2, 2022

New affordable homes for Urban Indigenous and new Canadian Residents open in the West End

A development that is providing 68 affordable studio, one- and two-bedroom homes has opened in the West End at 1395 Davie Street.

Managed by Vancouver Native Housing Society (VNHS), the new building was created at no cost to the City through the City's inclusionary zoning policy. The building was constructed by Marcon and transferred to the City for social housing as a Community Amenity Contribution (CAC) related to Marcon's development project at 1180 Broughton.

CACs are in-kind or cash contributions provided by property developers, when City Council grants development rights through rezoning, to add and expand City facilities such as affordable housing, childcare facilities, etc.

VNHS's mandate is to provide safe, secure and affordable housing to both the urban Indigenous community, as well as non-Indigenous people, seniors, youth, women at risk, persons living with mental illness and the homeless and homeless at risk populations. VNHS is also operating the adjacent 27-unit affordable housing project.

"Our board and staff would like to thank Marcon and the City of Vancouver for their contributions," said Richard George, president, Vancouver Native Housing Society. "These partnerships are crucial to increasing the supply of affordable housing in our community. This new building is adding not only affordable housing for our urban Indigenous Peoples, but also addressing the lack of accessible housing in our area. We are proud to be a part of the solution."

Creating homes for Indigenous residents continues to be a priority for the City — people who identify as Indigenous continue to be vastly overrepresented in our Homelessness Count results, making up 39 per cent of Vancouver's homeless population but only 2 per cent of the city's overall population, based on 2020 data.

"These 68 affordable homes are just the latest in thousands of below-market homes that Vancouver has open, underway, or approved thanks unprecedented cooperation with builders, non-profits and all levels of government," said Mayor Kennedy Stewart. "When we use partnerships to build homes more people can afford in every area of our city, we help make Vancouver a city that works for all of us."

The mix of rents across the 95 new homes in the two buildings includes a minimum of 33 homes at shelter rate, 31 homes at Housing Income Limits (HILs), with the remainder of homes renting at Low-End of Market rates (approximately 10 per cent below market rate).

Along with the new homes, the development includes amenity space, children's play area, parking and storage. More information about the building is available [here](#).

Media contact:
City of Vancouver
Civic Engagement and Communications

