

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 2/11/2022 11:39:31 AM

Subject: [Housing Work Program 2022](#)

Attachments: PDS-ACCS - Housing Policy - Memo to Council on Housing Work Program 2022 (2022-02-10).pdf

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell and Sandra Singh which provides an update on housing-related work items that are anticipated to come before Council in 2022. As you will see, pursuant to direction provided by Council over the course of the term, staff are continuing to advance an extensive work program to address housing supply and affordability

- This includes policy reports, projects, and a brief overview of priority actions for housing in 2022.
- In Q1 2022, there are a number of rental and below-market rental projects expected to go to Council for referral or public hearing.
- In addition, there are a number of social and supportive housing projects anticipated to go for decision through the rezoning or development permit process in 2022 or early 2023, under the SHORT program.
- Work is also being advanced on several key Council housing priorities, across multiple departments.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca) or Sandra Singh (sandra.singh@vancouver.ca)

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱məθḵʷəy̱əm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

February 10, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Patrice Impey, General Manager, Finance, Risk & Supply Chain Management/CFO
Dan Garrison, Assistant Director, Housing Policy and Regulation
Celine Mauboules, Managing Director, Housing and Homelessness Services
Ryan Bigelow, Managing Director, Non-market Housing Development and Operations

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

Sandra Singh
General Manager, Arts, Culture and Community Services

SUBJECT: Housing Work Program 2022

RTS #: N/A

PURPOSE

The purpose of this memo is to provide an update on housing related work items that are anticipated to go before Council in 2022. This includes policy reports, projects, and a brief overview of the priority actions for housing in 2022 that are currently underway, but excludes in-camera items.

DISCUSSION

Addressing the impacts of Vancouver's housing crisis is a top Council priority. There are many initiatives underway across multiple departments including responses to recent

Council direction. The majority of this work is undertaken through Planning Urban Design and Sustainability, and Arts Culture and Community Services departments.

Housing Work Program – 2022 Items Anticipated at Council

Item	Housing Objective	Timing
Creating A Tiny Shelter Pilot Project	Response to Council's motion "A Closer Look at Tiny Homes & Shelters" motion (RTS 014151) approved in October 2020.	Council Report - February 9 th
Renter Services Grants Report	Seek Council approval of grants to non-profit organizations to enhance the ability of Vancouver renters to understand and pursue their rights as renters, and retain housing.	Council Report - March 1 st
Community Housing Incentive Program (CHIP) Grant Reports	Approval of capital grants to non-profit housing organizations to enhance affordability on new projects.	Council Reports – March 1 st & July 19 th
SRO Intergovernmental Investment Strategy	Update to Council on the SRO intergovernmental working group's SRO Investment Strategy to replace SROs with self-contained social housing. Note: Staff also anticipate providing Council with a progress update in 2022 on the BC Housing and City partnership development on the Regent and Balmoral.	Council Report - March 29 th
Annual Progress Report & Update on the Housing Needs Assessment & Targets Refresh work	Update Council on annual housing progress and ongoing work on housing needs and targets, which will go to Council in Q1 2023.	Council Presentation – April 12 th
Numerous Co-op Lease Renewal Reports	Approval to renew leases for multiple co-ops on City land following approval of Co-op Lease Renewal Framework approved by Council in July 2021.	Various dates throughout 2022
Planning Initiatives with Housing Components:		
Amendments to the Zoning and Development By-law in the FC-1 District and DEOD ODP to Increase Social Housing	Streamlining the development process for 100% social housing and increasing funding opportunities and partnerships with provincial and federal governments.	Report Referral – March 1 st Anticipated Public Hearing – April 12 th
Rupert & Renfrew Station Area Plan	Update Council on the area plan terms of reference, interim rezoning policy and development cost expectation, with the final plan anticipated in Q1 2023.	Council Report – March 29 th
Multiplexes (up to 6 units on a lot)	Update on the work program to advance multiplexes including performance measures, regulatory changes, implementation options, resources and timing.	Council Presentation – March 29 th

More Flexible Laneway House Regulations (Response to 2019 Council motion on retention incentives)	Staff are recommending exploring changes to the laneway house regulations to allow a larger laneway house in conjunction with a smaller existing house as a way to incentivize retention with energy upgrades. Work to advance regulatory changes will progress during 2022 with zoning changes considered in 2023.	Council Report – March 30
Broadway Plan	Includes area-wide housing policies to enable new housing opportunities, particularly purpose built market and below-market rental and social and supportive housing, close to transit contributing to complete, transit-oriented communities.	Council Report – May 18 th
Strategic Permit Action Review	Staff will bring forward a report outlining the Task Force's progress to date and key plans moving forward.	Council Report – June 2022
False Creek South	Staff will bring forward Terms of Reference for Planning in False Creek South to advance policy and implementation approaches to build on the legacy of non-market, mixed income successes in the community.	Council Report – Q2 2022
Vancouver Plan	Includes housing policies to guide long-term planning to advance an equitable housing system that prioritizes those who need it most.	Council Report – June 22 nd

Memos & Updates to Council – Q1 & Q2 2022

In addition to the items above, Staff are working to provide information to Council within the following memos and briefings:

- “Making the case for housing all people counted as homeless in shelters or on the street” – memo targeting Q1
- Renter Services Centre Update – memo targeting Q1
- Empty Homes Tax (EHT) Update – memo targeting Q2
- Affordable Home Ownership (AHO) Study Update - briefing targeting Q2
- Strategic Permit Action Review Task Force Update – memo targeting Q1

Affordable Housing Projects

Even with the impacts of COVID-19 and remote work on the development process, Council approved a number of rental and social and supportive housing projects in 2020 and 2021. In 2022, there are several rental and social, and supportive housing projects anticipated to go to referral or public hearing. In addition, there are a number of social housing projects under the SHORT Program that are currently tracking for approval through the rezoning and development permit processes.

Rental and Below-Market Rental Housing Rezoning Projects – anticipated at Referral or Public Hearing in Q1

Project	Policy	Type of Housing	Referral Date	Anticipated PH Date
1369-1381 Kingsway	Secured Rental Policy	49 rental units & commercial	11/16/21	01/18/22
3304 Kingsway	Secured Rental Policy	79 rental units & commercial	11/16/21	01/18/22
185-193 SW Marine Dr	Marpole Community Plan	46 rental units	11/16/21	01/18/22
622 SW Marine Drive (Denny's)	Marpole Community Plan and Issues Report – Addressing Housing Priorities for the Ashley Mar Housing Cooperative Site and Other Social Housing and Inclusionary Housing Sites in the Marine Drive Station Area	573 rental units (117 below-market rental units), commercial & 37 space private childcare facility	12/07/21	01/25/22
277-291 W 42 nd Ave	Cambie Corridor Plan	211 rental units (42 below-market rental units)	02/08/22	03/03/22
2406-2484 Renfrew St	MIRHPP	180 rental units (36 below-market units) & commercial	03/01/22	04/12/22
5 W 2 nd Ave	Southeast False Creek ODP & Below-Market Rental Housing Policy for Rezoning	122 rental units (24 below-market rental units) & commercial	03/01/22	04/14/22
Total anticipated units: 1,260 rental units (219 below-market rental units)				

SHORT Program – In addition to the above rezoning rental and below-market rental projects, there are 12 social and supportive housing projects, with approximately 1,050 units, expected to go to Council or Development Permit Board for approval through the rezoning or development permit process in 2022 or early 2023, depending on confirmation of funding.

SHORT Social and Supportive Housing Projects – anticipated at Council or Development Permit Board for Decision in 2022/2023

Project	Policy	Type & Approximate Units	Referral Date	Anticipated PH Date
1210 Seymour	Downtown South	112 social housing units	Development Permit Submission Q1 2022	DOP decision Q2 2022
2086, 2098, W7th & 2091 W 8 th Ave (Arbutus)	Broadway Corridor	140 units of supportive housing (permanent modular)	Q2 2022	Q2 2022
1406 & 1410 King Edward	Kensington Cedar Cottage Community Vision	109 units of supportive housing (permanent modular)	Q2 2022	Q2 2022
2009-2037 Stainsbury Ave	Kensington-Cedar Cottage	123 social housing units	Q2 2022	Q3 2022
2518-2538 Grandview Hwy	Renfrew – Collingwood Community Vision	52 units of supportive housing (permanent modular)	Q4 2022	Q1 2023
1742-1766 Renfrew St	Renfrew – Collingwood Community Vision	64 units of supportive housing	Q4 2022	Q1 2023
2930 Renfrew St	Renfrew – Collingwood Community Vision	50 units of supportive (permanent modular)	Q4 2022	Q1 2023
1925, 1955, 1975 SE Marine Dr	Victoria – Fraserview - Killarney Vision	72 units of supportive housing	Q4 2022	Q1 2023
1001 Kingsway	Kensington-Cedar Cottage	66 social housing units	Development Permit submission Q3 2022	DOP decision Q4 2022
450 Alexander St	Downtown Eastside	183 social housing units	Q3/Q4 2022	Q4 2022/ Q1 2023
4370 Sophia St	Riley Park/South Cambie Community Vision	19 social housing units	Q3/Q4 2022	Q4 2022/ Q1 2023
1656 Adanac St	Grandview Woodland Community Plan	57 social housing units	Q3/Q4 2022	Q4 2022/ Q1 2023
Total anticipated units: ~ 1,047 social housing units (~ 487 supportive housing units)				

Housing Priorities in 2022

1. Advancing SRO Policy, Projects & Revitalization

In December 2021, Council approved a Vacancy Control Policy for SRA-designated Properties, including amendments to the License By-law and an implementation plan. The implementation of vacancy control in SRA properties as a regulatory measure will prevent or slow further speculation by limiting rent increases between tenancies to avoid further loss of affordability in this unique stock that acts as housing of last resort before homelessness for many of our most marginalized residents. Implementation of this new policy, and supporting owner compliance, will be a priority for 2022. Staff are also supporting a variety of SRO upgrade, renewal or replacement projects at different stages of development.

To enable lasting change for low-income residents who are living in inadequate SRO rooms and vulnerable to displacement, long-term change, collaboration and investment is required from all levels of government. Staff are currently working with BC Housing, the Ministry of Housing and Canada Mortgage and Housing Corporation on the creation of an inter-governmental investment strategy to support the longer-term replacement of SROs with self-contained social housing, as well as exploring options to support private-owners to renew and retain their assets, while maintaining affordability. Staff expect to bring the strategy for council consideration in Spring 2022.

2. Addressing Homelessness & Encampments

Homelessness is a humanitarian crisis, which continues to grow in our city and region. Intensifying the impacts of homelessness are the dual health crisis of the poisoned drug supply and COVID, which have further affected equity-denied and at risk residents.

A number of responses are underway to support people experiencing homelessness including the delivery of new social and supportive housing, direct services to connect individuals with income, housing, and other supports through our Homelessness Services Outreach Team (aka "Carnegie Outreach"), as well as newly funded partnership initiatives such as Complex Care Housing.

Staff are also developing a Neighbourhood-Based Collaborative Initiative Pilot to respond to Council's "Community-based Crisis Management through Understanding and De-escalation" (RTS 014148) motion approved January 25, 2022. The Pilot builds on existing partnerships between the City and neighbourhood organizations and provides a proactive response to specific neighbourhood concerns and issues. Staff are currently planning to focus the pilot on the neighbourhoods of Mount Pleasant, Olympic Village, and Downtown South. The pilot project will include training opportunities for community organizations and their staff.

Staff also continue to work with BC Housing, and Board of Parks and Recreation to address ongoing encampments in parks. Staff are reviewing the recent BC Supreme Court decision, and our next steps. In the interim, our Homelessness Services staff continue to visit the CRAB Park daily and provide support to those who request help.

3. Renter Office & Services Centre

Renter Office staff continue to work interdepartmentally, with renters and to support non-profit advocacy and renter-serving organizations to help renters understand their rights as renters, pursue their rights and retain their housing.

Staff will be bringing forward recommendations for 2022 Renter Services Grants on March 1, 2022. As well as an update for a community-based Renter Services Centre via memo, following extensive renter and renter sector engagement and a feasibility analysis.

4. Delivery of New Supportive & Social Housing

While the pathways into homelessness are complex and multi-faceted, the solutions are straightforward: individuals need access to income, housing, and supports, including access to culture and other traditions. Without the foundation of adequate and secure housing, the ability to lead a healthy and fulfilling life is out of reach.

BC Housing, CMHC and the City are continuing to implement the Permanent Modular Supportive Housing MOU (approved in August 2020) and are targeting to deliver at minimum an additional 350 permanent supportive homes on city land. The first two sites were announced in February 2021, the third site was announced in June 2021, and two additional sites will be announced in February 2022.

BC Housing and City staff are pursuing six license renewals for existing Temporary Modular Supportive Housing buildings on private and public sites in 2022. Subject to the outcome of those extensions, staff project needing to support at least one site relocation, including relocating tenants, in 2022/2023.

In addition to the permanent and temporary supportive homes delivered with BC Housing, Staff also continue to prioritize the delivery of the 221 new supportive homes funded through the Rapid Housing Initiative (RHI) in partnership with CMHC and BC Housing. This includes 68 homes already completed in 2021 and another 153 homes anticipated in 2022/2023. The delivery of these homes will support residents who are currently experiencing and at risk of homelessness, or precariously housed to transition into long-term, affordable housing. ACCS and PDS Staff are prioritizing these and other shelter rate and supportive housing projects to develop and open as soon as possible.

The City has a number of social housing projects on City land being delivered with non-profit partners that will continue to progress or complete in 2022. These include ~870 homes that will advance through varying stages of regulatory approval, 780 homes already under construction with 160 to be completed in 2022 and 620 to be completed in 2023. An additional 138 turn key homes are expected to hand over to the City from private developers and be deployed as social housing using non-profit operators.

5. VAHEF Strategy & Implementation Plan & Update on Co-op Lease Renewal Framework

Following the approval of the 10-Year *Housing Vancouver* Affordable Housing Delivery and Financial Strategy, it was recommended that the City's non-market housing assets be consolidated into a single portfolio (Vancouver Affordable Housing Endowment Fund

– VAHEF). Staff have since identified the assets and pipeline of the portfolio, formed preliminary strategies to better deliver housing through a portfolio-approach, and evaluated governance and structural changes for improved planning and decision making, while continuing to deliver an active pipeline of affordable housing projects.

As the update to Housing Vancouver targets noted in Item 8 completes, VAHEF specific targets, deployment plans and strategies will be formalized to align with changes to the City's needs assessment and overall housing targets. In the meantime, the set up and ongoing management of the City's non-market housing portfolio continues within ACCS and Staff will report back to seek Council direction on transactional matters (e.g. lease renewals, acquisitions, new partnerships, etc.). A report back on VAHEF targets, strategies, and plans will be aligned with the finalized housing needs and targets going to Council in Q1 2023.

Following the Council approved Co-op Lease Renewal Framework in July 2022, Staff are prioritizing lease renewal discussions with co-ops where leases are set to expire in 2022 and for those wishing to renew early that require a new lease to access financing to facilitate much needed capital maintenance. Renewal discussions have commenced with seven co-ops on City land and Staff are targeting to report back to Council with renewal terms for at least four co-ops within 2022.

6. Strategic Permit Action Review Task Force

Modernizing our development and building permitting process is a top City priority. Under the direct leadership of the City Manager, the City has formed a Task Force to take action to speed up response and processing times. The Task Force is providing regular updates to Council with a memo planned for March 2022, and a report outlining progress to-date and key plans moving forward in June 2022.

7. Empty Homes Tax

With the increase in the EHT rate from 1% to 3% of a property's assessed value in 2021, Staff are working to understand the impact of the higher rate on EHT outcomes, including any changes in the number of vacant properties and anticipated revenue for affordable housing. Staff will also explore whether policy and/or process changes are required. An update on this work is anticipated to go to Council via memo in Q2 2022.

8. Multiplexes (up to 6 units on a lot)

With several Council motions, including the Mayor's "Making Home: Housing for all of us motion", and strong public support for "missing middle" housing forms voiced as part of Vancouver Plan engagement, staff are scoping ways to add multiplexes (up to 6 units on a lot) in lower density residential areas. A presentation update on the work program to advance multiplexes including performance measures, regulatory changes, implementation options, resources and timing will go to Council March 29th, 2022.

9. Data Analysis, Housing Needs Assessment & Targets Refresh

With new Statistics Canada Census 2021 data being released throughout 2022, along with Metro Vancouver projections, staff will review and analyze the new data and its impact on the City's housing environment and existing policies. This includes reviewing

and updating the draft provincially mandated Housing Needs Assessment and Council requested Housing Targets Refresh. An update on this work will go to Council in April, 2022 with finalized housing needs and targets going to Council in Q2 2023.

10. Initiate Review of Below-market Rental Policies

Staff will undertake a review of current below-market pilot approaches to understand and analyze the program and projects approved to date. This will help to develop a scalable and innovative below-market program to better address the needs of moderate-income households, and align existing policies and programs to support new below-market rental housing developments.

11. Scoping of Seniors Housing Strategy

Seniors are a growing demographic with specific housing needs, related to varying housing types, social connections, accessibility, income and more. This growing population will create an increasing need for accessible and affordable rental options into the future. In 2022, staff will begin work to develop a seniors housing strategy. Phase I of this work will involve a consultant study to identify the needs, and gaps in current policies and programs that are in place for seniors today. The Phase I study is set to conclude in Q4 2022.

12. Initiate Update of Housing Vancouver 3 Year Action Plan

Initiate update and development of a new 3-year Housing Action Plan, with a focus on meeting the housing needs of seniors, families, and updated targets related to equitable housing, as well as development of an anti-displacement policy decision framework. Staff are targeting to bring this work to Council in fall of 2023.


If you have any questions, please contact Theresa O'Donnell and Sandra Singh.

Sincerely,



Theresa O'Donnell
General Manager, Planning, Urban
Design and Sustainability

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Sandra Singh
General Manager, Arts, Culture and
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