

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

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

Date: 5/4/2022 5:35:19 PM

Subject: [CD-1 Rezoning: 1406-1410 East King Edward Avenue / 2086-2098 West 7th Avenue, 2091 West 8th Avenue](#)

Attachments: [Memo to Mayor & Council - CD-1 Rezoning - 1406-1410 East King Edward Ave 2086-2098 West 7th Avenue, 2091 West 8th Avenue.pdf](#)

Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell, regarding the changes to the affordability levels proposed by BC Housing on two rezoning applications at 1406-1410 East King Edward Avenue (King Edward PMSHI) and 2086-2098 West 7th Avenue, 2091 West 8th Avenue (Arbutus PMSHI). This information is provided in anticipation of further correspondence from the public to Council.

- The two rezoning applications were received in October 2021 and together propose 249 social housing units with supports, all to be rented at the shelter component of income assistance (i.e. shelter rate);
- The affordability mix was changed from 100% to approximately 50% of units to rent at the shelter rate (\$375/month); and the balance of the units to rent at rents-geared-to-income (RGI) from shelter rate up to those earning 50% of BC Housing's Housing Income Limits (HILs) (currently \$719/month).
- The two rezoning applications will be presented to Council for referral to Public Hearing on May 17.

Should you have any questions, please contact Theresa O'Donnell (Theresa.O'Donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱əθḵ'əyəm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

May 4, 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
Templar Tsang-Trinaistich, Issues Manager, Planning Urban Design and Sustainability
Jeff Greenberg, Assistant Director of Legal Services
Sandra Singh, General Manager of Arts, Culture, and Community Services
Celine Mauboules, Managing Director, Housing and Homelessness Services, Arts, Culture, and Community Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

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

SUBJECT: CD-1 Rezoning: 1406-1410 East King Edward Avenue / 2086-2098 West 7th Avenue, 2091 West 8th Avenue

RTS #: 14934 (East King Edward at Knight), 14936 (West 8th at Arbutus)

In anticipation of further correspondence from the public to Council, this memorandum provides information regarding changes to the affordability levels proposed by BC Housing on the rezoning applications for 1406-1410 East King Edward Avenue (King Edward PMSHI) and 2086-2098 West 7th Avenue, 2091 West 8th Avenue (Arbutus PMSHI), being delivered under the Memorandum of Understanding (MoU) executed in 2020 by BC Housing, the Canada Mortgage and Housing Corporation (CMHC) and the City to deliver supportive housing using modular construction on City-owned sites.

The two rezoning applications were received in October 2021 and together proposed 249 social housing units with supports, all to be rented at the shelter component of income assistance (i.e. shelter rate).

Following the rezoning applications' Virtual Open Houses and comment periods, BC Housing has adjusted the affordability mix to:

1. Approximately 50% of units to rent at the shelter component of income assistance (\$375/month); and
2. The balance of the units to rent at rents-geared-to-income (RGI) from shelter rate up to those earning 50% of BC Housing's Housing Income Limits (HILs) (currently \$719/month).

BC Housing has indicated that the units renting at RGI would be for tenants who would not need the breadth of services offered in supportive housing but struggle to afford market rents. This includes people who may be on fixed income such as income assistance or earning low incomes. ACCS has clarified that this approach for larger buildings is supportable and aligns with the principles of the MoU the City entered into with BC Housing and CMHC to meet the needs of people experiencing homelessness or at risk of homelessness.

These two rezoning applications will be presented to Council for referral to Public Hearing on May 17.

As this minor amendment to the affordability levels is expected to be of interest to the public, Rezoning staff have ensured the following additional notification was undertaken prior to referral. In early May, notification postcards, updates to the applications' Shape Your City webpages, and site signs were updated to inform the public about the proposed changes. Additionally, staff and BC Housing met with previously identified key stakeholders near both proposed sites to inform them of the adjustment of the affordability mix.

If there are any questions please contact me.



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca