

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 12/9/2022 4:49:53 PM
Subject: [Entre Nous Femmes Housing Society 1656 Adanac Street \(Alma Blackwell\) Project Update](#)

Dear Mayor and Council,

The attached memo from Theresa O'Donnell is in response to a request for more information by Council, as it relates to the proposed redevelopment at Entre Nous Femmes Housing Society located at 1656 Adanac Street (Alma Blackwell). The memo provides background information on the site, an overview of the Development Permit application and associated Tenant Relocation Plan (TRP) requirements, as well as timing and next steps.

If there are any questions, please don't hesitate to contact Theresa O'Donnell (theresa.o'donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

December 9, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
David Grewal, Senior Advisor, Mayor's Office
Dan Garrison, Director, Housing Policy and Regulation

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

SUBJECT: Entre Nous Femmes Housing Society 1656 Adanac Street (Alma Blackwell)
Project Update

RTS #: N/A

This memo is in response to a request for more information by Council, as it relates to the proposed redevelopment at Entre Nous Femmes Housing Society located at 1656 Adanac Street (Alma Blackwell). The memo provides background information on the site, an overview of the Development Permit application and associated Tenant Relocation Plan (TRP) requirements, as well as timing and next steps.

Background on the site:

The building is located at 1656 Adanac (Alma Blackwell), which includes a four-storey purpose built rental building, occupied since 1986. It includes 46 rental units (six one-bedroom units, 24 two-bedroom units, 14 three-bedroom units and two four-bedroom units). The building is owned and operated by non-profit society Entre Nous Femmes Housing Society (ENFHS) (the applicant). The applicant is seeking to redevelop the existing building to provide a 6-storey social housing building (the project).

On April 20th, 2021 Council approved amendments to the RM-3A and RM-4 zoning districts to enable 100% social housing up to six storeys. The intent of the zoning amendments as approved in RM-3A and RM-4 is to align with direction in existing community plans to allow modest increases in height and density to assist existing social housing providers with renewing

their existing sites. The zoning amendments provide a streamlined process under zoning rather than the previous rezoning process for social housing to access six stories. Additional detail on the approved zoning amendments is available in the [Staff report](#); the updated zoning districts and guidelines are available in the [Zoning and Land Use Document Library](#).

Overview of proposal:

The applicant submitted a Development Permit application under existing RM-4 zoning to the City on July 20th, 2022. The proposed development is designed by DYS Architecture and comprises a six-storey building with 97 social housing units. The new 97-unit building will replace the existing 46 social housing units, and deliver an additional 51 social housing units on the site.

The Development Permit application prioritises housing for families, comprising 50% family sized units (of which 34% are two-bedroom units, 14% are three-bedroom units and 2% are 4-bedroom units). In addition, a priority intention of the redevelopment is to keep rents as low as possible, given funding parameters, and to provide replacement units to match current unit types at Alma Blackwell.

ENFHS is one of only four successful applicants in Vancouver to receive BC Housing's Community Housing Fund (CHF) grant through its 2021 proposal call. Through the CHF program, the unit mix and affordability qualifications will be as follows:

- 50% rent geared to income (RGI) units for households on BC Housing's Housing Registry (rent ranges of approximately \$900 to \$1,500).
- 20% deep subsidy (RGI deep subsidy) units for households on BC Housing's Housing Registry (rent ranges of approximately \$375 to \$700).
- 30% low-end of market (LEM) units for households with moderate incomes between \$75,730 and \$117,080, depending on household size (rent ranges of approximately \$1,500 to \$2,500).

TRPP Requirements:

Similar to other social housing projects (e.g. Brightside project at 2924 Venables Street), the City's Tenant Relocation and Protection Policy (TRPP) requirements apply regardless of whether the redevelopment must go through a rezoning or DP process. The requirements for tenant assistance, relocation and compensation are the same in either process and staff will ensure they are followed.

A Tenant Relocation Plan (TRP) is not required to be submitted prior to a Development Permit application to the City. However, ENFHS chose to engage with tenants earlier than required in order to provide more time to successfully meet their needs. Determining the right time to inform tenants of redevelopment intentions is always difficult, but it is generally considered best practice to engage residents early in the process.

The proposal from ENFHS to redevelop the Alma Blackwell project triggers the City's Tenant Relocation and Protection Policy (2019). Under TRPP Section 4.2 - Non-Profit Social Housing, eligible tenants must receive a TRP which includes the following components:

1. A permanent rehousing option
2. Suitable and affordable replacement accommodation
3. Support with relocation, including moving expenses, compensation equal to one month free rent, and additional support for those with special circumstances
4. Ongoing community and engagement with residents, including a Four Month Notice to End Tenancy
5. Right of First Refusal to return to the building at affordable rents (or demonstration of all reasonable efforts to do so).

Housing Staff met with the applicant in June 2021 to outline their obligations under the TRPP. The applicant has been advised by Staff of their obligations to tenants under the TRPP 2019 Section 4.2. which includes to:

1. Notify tenants in writing of their rights under the TRPP prior to Development Permit application submission, and to invite them to a tenant meeting to discuss the TRP process.
2. Submit a copy of the TRPP Application Form and Appendix A as part of the Development Permit application.

In December 2021, the applicant invited Brightside Community Homes Foundation ('Brightside') to provide Tenant Relocation Consultant services on the project and to oversee the Tenant Relocation Plan implementation.

On February 2, 2022, ENFHS and Brightside hosted a virtual Tenant Information Meeting, a mandatory step in the TRPP process. The tenant meeting provides an opportunity for the applicant describe the supports offered to tenants and the anticipated project timeline, and for tenants to ask questions. Housing Staff attended and were available to answer questions.

Brightside subsequently provided a letter to all tenants confirming in writing the approach to the TRPP being provided. The letter explained that ENFHS and Brightside will:

- ✓ Have a dedicated staff member to meet with tenants, discuss their individual needs, and work together to find suitable alternate accommodation options for either
 - a) permanent housing or
 - b) for the duration of the redevelopment process.
- ✓ Provide tenants with relocation supports, including moving expenses and compensation equal to at least one month's free rent. Tenants relocating into market housing will receive financial compensation based on length of tenancy, in line with Section 3.2 of the TRPP. For example, tenancies of up to 5 years will receive 4 months free rent.
- ✓ Rehouse tenants within either ENFHS or Brightside's portfolio, where possible, and will work with other non-profit housing societies, the City of Vancouver, BC Housing, and the BC Non-Profit Housing Association to find appropriate housing for tenants. Finding suitable alternative housing will consider factors that are important to each household (i.e. rents, proximity to schools, transit, neighbourhoods, etc.).
- ✓ Offer tenants the first opportunity to return to the redeveloped building at new rent rates, if eligible based on income levels.
- ✓ Provide a minimum Four Month Notice to End Tenancy, only issued once all permits are received from the City.

Tenants that have resided at Alma Blackwell for a minimum of one year at the time of Development Permit application are eligible for compensation and assistance under the City's TRRP. ENFHS are offering flexible compensation packages for tenants who chose to leave the building before the City's eligibility window through the TRRP.

Brightside have advised Housing Staff that, at the time of writing this memo, 26 households have been successfully relocated or have an alternative housing secured and are in the process of relocating into suitable alternative accommodation. Of these households:

- 12 households have relocated, or will relocate, within ENFHS or Brightside's own portfolios;
- 2 households have relocated, or will relocate, into other non-profit housing, and
- 12 have relocated, or will relocate, into market housing.

Fifteen households still living in the Alma Blackwell building do not yet have secured alternative housing. All of these tenants have been provided with Needs Assessment Surveys and have been offered individual interviews with Brightside staff. Brightside have assured Housing Staff they will continue to be available to all tenants to provide support and assistance in their relocation.

The approach described above meets the requirements of the Tenant Relocation and Protection Policy. At the time of writing, Brightside and ENFHS have not failed to meet any of their obligations under the TRPP or to meet TRPP protocol as advised by City staff. Staff are aware of the tenants concerns and has been working with ENFHS to discuss the situation and approach. Staff will continue to provide information to support tenants through this process.

Timing and next steps:

The Development Permit application, submitted in July 2022, is currently under staff review. Staff are targeting the project for Director of Planning (DoP) decision in mid-December 2022. Should the project receive conditional approval Staff anticipate the Development Permit is could be issued by the end of Q2, or early Q3 2023. The Building Permit process is expected to take approximately 5 months. ENFHS have advised tenants that they will not need to move out until late 2023 at the earliest, pending appropriate permits being in place.

Staff understand that news of your home being planned for redeveloped is among the most upsetting news a tenant can receive. Staff will work diligently with the applicant team, including ENFHS, City Spaces Consulting, and BC Housing to ensure that TRPP requirements are met and that residents are supported through the redevelopment process.

Should Council have any questions on this matter, please don't hesitate to contact me directly.



Theresa O'Donnell
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