

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2/14/2024 10:28:18 AM

Subject: Upcoming news release: Vienna House brings affordable and sustainable homes to Vancouver (Feb 15, 2024)

Dear Mayor and Council,

I am writing to inform you that the City will issue the below joint news release with BC Housing announcing that construction is underway for Vienna House, an innovative seven-story, 123-unit housing community to advance solutions in affordability, climate change and social equity. Vienna House is a partnership between BC Housing, the City of Vancouver, and More than a Roof Housing Society, along with other collaborators and funding partners.

Vienna House will also serve as a showcase for a knowledge-sharing partnership with its namesake city in Austria, where a similar affordable housing project is underway. The Vienna House team and research partners will capture and share lessons on best practices for creating affordable, low-carbon, healthy, ultra-efficient, comfortable, and climate-resilient housing using prefabricated forestry products to limit embodied carbon in Vancouver. Learn more: <https://viennahouse.ca>

Please keep this news release embargoed until it goes live from the City media account during the media event and ground-breaking event on Thursday, Feb 15.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

City of Vancouver



Affordable and sustainable homes on the way in Vancouver

Construction is now underway on the seven-story, 123-unit Vienna House project, creating affordable and sustainable homes for individuals, seniors, people living with disabilities and families in Vancouver.

“This affordable housing project is providing individuals and families with 123 safe and environmentally responsive homes so people can stay in the community they know,” said Ravi Kahlon, Minister of Housing. “Our Homes for People action plan is all about increasing housing supply, faster, so that everyone can find a home that suits their needs, and it is partner projects like this that are helping us reach our housing goals.” **NOT**

APPROVED

Prioritizing affordability

The project located at 2001 Stainsbury Ave. is the result of a partnership between BC Housing, the City of Vancouver, and More than a Roof Housing Society. Vienna House will combine shelter, low-income, and market rentals to provide a mix of housing options, including:

- 29 studio units,
- 37 one-bedroom units,
- 35 two-bedroom units,
- 16 three-bedroom units; and
- six four-bedroom units.

Ten percent of the units will be accessible for people living with disabilities and all units will be adaptable.

“The housing crisis has made it extremely difficult for people to find an affordable place to live in Vancouver,” said Adrian Dix, MLA for Vancouver-Kingsway. “Thank you to Vancouver for making the land available for Vienna House, so we can bring **123 much-needed rental homes to Vancouver. I know these will make a huge difference in the lives of the families and people who move in**, and look forward to see more homes like these built in B.C. so more people can access homes they can afford.” **NOT APPROVED**

Vienna House is a partnership between the Cities of Vancouver and Vienna, Austria, and includes a research agreement with UBC. The cities and researchers are collaborating to make innovations in the sustainable design of affordable housing.

Advancing sustainability

Vienna House will achieve significant sustainability goals. Using mass-timber and prefabricated wall, floor, and ceiling components will reduce emissions during construction, store carbon, and contribute to diverting 75% of construction waste from landfills. Achieving Passive House certification will represent an annual energy use reduction of approximately 52%. Using electric appliances and hot water will reduce greenhouse gas emissions by nearly 90%. Finally, research partners at UBC will build a “digital twin” of the building to test and optimize components and systems, such as passive airflow.

“Vienna House embodies our commitment to innovative, sustainable solutions in tackling Vancouver's housing affordability crisis,” said Ken Sim, Mayor of Vancouver. “Through strong partnerships and a focus on energy-efficient design, we're not just building homes, but shaping a future where affordable living is a reality for all Vancouverites.”

Supporting community

Vienna House will be located in the heart of a vibrant, family-friendly neighbourhood in East Vancouver. Residents will be a short walk from services, schools, public transit, Trout Lake Community Centre and park, and the Commercial Drive entertainment district.

More than a Roof Housing Society will own and operate the building on a 60-year lease from the City of Vancouver.

“More Than a Roof is proud to partner on this innovative, affordable housing project,” said COO Lee Anne Michayluk. “Access to world class communities that are affordable, climate resilient and promote social sustainability through thoughtful design should be available to everyone.”

Construction is expected to be complete by fall 2025, with residents moving in shortly thereafter.

The project is part of a \$19-billion housing investment by the B.C. government. Since 2017, the Province has nearly 78,000 homes delivered or

underway, including nearly 8,000 homes in Vancouver.

Quotes:

George Heyman, Minister of Environment and Climate Change Strategy

“Vienna House will benefit generations of British Columbians as a model to test the ‘Design for Disassembly’ strategy. Design for Disassembly is a holistic construction technique that focuses on a building’s maintenance, renovation, and end of life. The lessons learned here through collaboration with UBC will help us protect our environment by validating the importance and effectiveness of using sustainable building components, from structural elements such as mass timber to components like mechanical, electrical, and plumbing systems, all of which yield significant reductions in climate pollution as well as costs for residents.”

Quick Facts:

- BC Housing is providing approximately \$22.2 million through two funding programs:
 - The Building BC: Community Housing Fund (\$13.84 million) and a Cost Pressure Grant (\$8.36 million).
- The City of Vancouver will support the project with over \$13 million in combined land equity and waivers.
- 20% of the units, 25 homes, will be rented at shelter rates for people experiencing or at risk of homelessness.
- 50% of the units, 61 homes, will be rent-geared-to-income
- 30% of the units, 37 homes, will be affordable market rentals, tied to Canada Mortgage and Housing Corporation average market rent.

Learn more:

To learn more about Vienna House, visit: <https://viennahouse.ca/>

Media Contact:

Civic Engagement and Communications

media@vancouver.ca