

From: ["van Dyk, Donny"](#)

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

Date: 12/5/2025 4:36:33 PM

Subject: Upcoming news release: New affordable homes, childcare and firehall coming to Northeast False Creek

Dear Mayor and Council,

The City will be issuing the below news release today, Friday, December 5, announcing the start of construction on a development at 95 Nelson Street that will include 283 non-market homes, a 44-space childcare centre and a new four-bay apparatus Firehall 8. The groundbreaking was celebrated at a community event today with partners and members of the community in attendance.

This news release follows a funding announcement and media event earlier today, hosted by CMHC, for non-market housing projects at 450 Pacific Street and 1010 Expo Boulevard. Together with the development at 95 Nelson Street, these projects are part of a land transfer agreement to the City of Vancouver from Concord Pacific that will deliver more than 670 rental homes in Northeast False Creek.

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

Thanks,
Donny

Donny van Dyk (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱ ḵ y̱ m̱ (Musqueam), S̱ wxw̱7mesh (Squamish), and s̱ lilw̱ ta̱ (Tsleil-Waututh) Nations.

City of Vancouver
News release
December 5, 2025

New affordable homes, childcare and firehall coming to Northeast False Creek

Construction is now underway on a new 28-storey, mixed-use building at 95 Nelson Street that will deliver 283 non-market homes, a 44-space childcare centre and a new four-bay apparatus Firehall 8 in Northeast False Creek.

This project represents a major investment in building complete communities by combining affordable housing, essential childcare and emergency services in a single, integrated development. This approach is a cost-effective and efficient use of space in a dense urban area. The building's design prioritizes livability, with family-friendly units, energy-efficient features and shared indoor and outdoor spaces for residents.

"This project is a big win for Vancouverites. We're delivering hundreds of new non-market homes, a much-needed childcare centre, and a modern firehall — all in the heart of a growing neighbourhood. It's partnerships like this that turn great ideas into real results for families, workers and residents across our city," said Mayor Ken Sim.

The project is a partnership with the City of Vancouver, the Province, through BC Housing, and Brightside Community Homes Foundation. The City is contributing approximately \$47.2 million through a combination of capital funding, fee waivers and land value. Brightside Community Homes Foundation will operate the housing and is delivering the project with M'akola Development Services. The Province, through BC Housing, is providing \$44.8 million through the Building BC: Community Housing Fund to build these homes and an additional \$5 million in annual operating funding for the homes.

The building will offer 283 homes for seniors, families, individuals and people with disabilities at deep subsidy income limits, rent-geared-to-income and lower-end-of-market levels. 117 of the units are designed for families.

"By bringing affordable housing, childcare and essential services together, we're creating a community where people can thrive," said Christine Boyle, Minister of Housing and Municipal Affairs. "These 283 homes will give seniors, families and individuals the peace of mind that affordable housing provides, as well as the opportunity to be closer to services they count on."

"This project is a tremendous opportunity for Brightside to bring a significant amount of truly affordable homes for families, seniors, and individuals to the False Creek neighbourhood. We look forward to working with the City of Vancouver and BC Housing to deliver these much-needed homes and community infrastructure improvements," said William Azaroff, CEO, Brightside Community Homes Foundation

The childcare centre, operated by the Vancouver Society of Children's Centres (VSOCC), is a key component of the [City's Making Strides Childcare Strategy](#). The childcare centre will add 44 new licensed spaces in a high-density area, improving access to affordable, high-quality childcare for working families in Northeast False Creek.

A new Firehall 8 will replace the aging and undersized facility in Yaletown. The new firehall will include four apparatus bays, modern training facilities and an energy-efficient design that will meet Passive House standards.

"We are working together to help create homes for Vancouver residents and add services in the community that make life better for everyone," said Terry Yung, MLA for Vancouver-Yaletown. "This project means more security, more opportunity and a stronger, safer community for everyone."

Construction at 95 Nelson Street is anticipated to be complete in 2029.

This project is part of a broader land transfer agreement with Concord Pacific that will [create more than 670 affordable rental homes across three sites in False Creek North](#). Alongside 95 Nelson, funding has now been confirmed for two additional projects at 1010 Expo Boulevard and 450 Pacific Street. Construction is anticipated to be complete in 2028 for 450 Pacific and 2029 for 1010 Expo Blvd.

Media contact:
Civic Engagement and Communications
media@vancouver.ca