



REFERRAL REPORT

Report Date: January 9, 2024
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 16104
VanRIMS No.: 08-2000-20
Meeting Date: January 23, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2928-2930 Renfrew Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at 2928-2930 Renfrew Street [*Lots 4 to 6 of Block A Section 43 Town of Hastings Suburban Lands Plan 11660; PIDs 006-804-829, 006-866-441 and 006-866-468 respectively*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 4.5 and increase the maximum building height from 10.7 m (35 ft.) to 49.0 m (161 ft.) to permit the development of a 12-storey residential building containing a total of 76 social housing units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by S2 Architecture, received June 5, 2023,

provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 2928-2930 Renfrew Street to a CD-1 (Comprehensive Development) District, under the *Rupert and Renfrew Interim Rezoning Policy*. The application proposes a 12-storey residential building containing a total of 76 social housing units. Staff have assessed the application and conclude that it advances the City's *Housing Vancouver Strategy* for supportive and social housing, in addition to commitments around equity and reconciliation.

This project is part of a Memorandum of Understanding executed by BC Housing, Canada Mortgage and Housing Corporation (CMHC) and the City to deliver supportive housing using modular construction on City-owned sites (see Appendix C). If approved, the application would contribute 76 units secured at the shelter component of income assistance with on-site and in-reach support services. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Memorandum of Understanding (2020) (MoU) (between BC Housing, CMHC and the City)

- Vancouver Plan (2022)
- Rupert and Renfrew Interim Rezoning Policy (2022)
- Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas (2023)
- Housing Needs Report (2022)
- Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act, adopted November 30, 2023
- Housing Vancouver Strategy (2017)
- City of Reconciliation (2016)
- Equity Framework (2021)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Community Amenity Contributions Policy for Rezoning (2020, last amended 2023)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No.9755
- Vancouver Utilities Development Cost Levy By-law No.12183
- Urban Forest Strategy (2016, amended 2018)

REPORT

Background/Context

1. Site and Context

The 1,122 sq. m (12,077 sq. ft.) subject site is made up of three lots located on Renfrew Street, just south of Grandview Highway. The subject site is zoned C-1 (Commercial) District and is developed with a two-storey, commercial building that is not occupied.

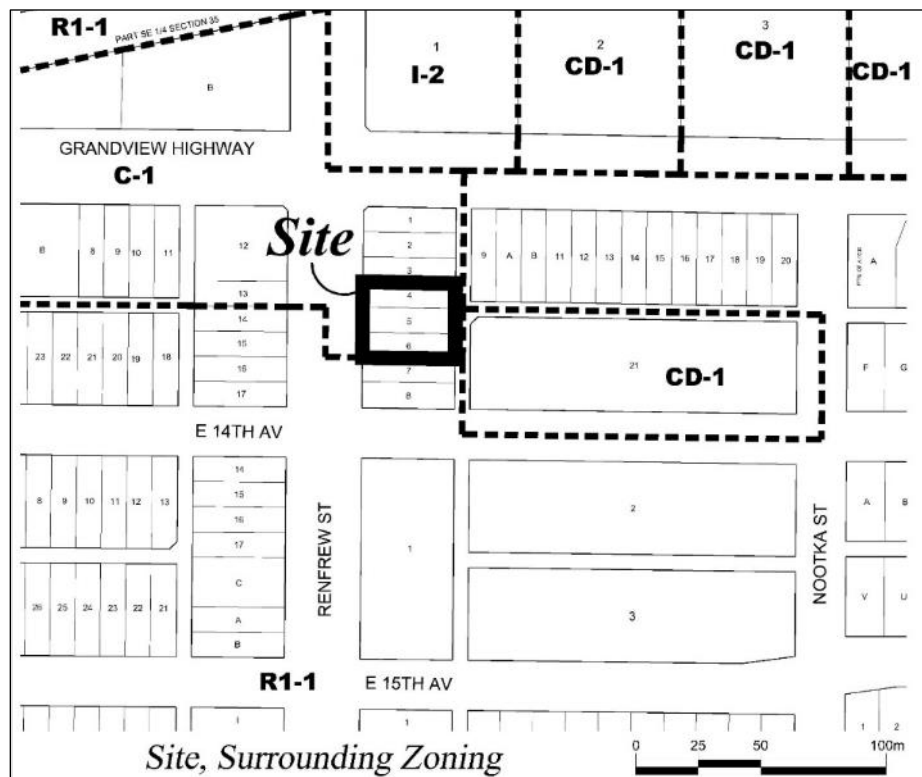
The site is surrounded by low-rise single-detached houses and apartments to the east, west and south, and a gas station and one-storey commercial-retail businesses to the north. The Renfrew SkyTrain station is 180 m to the north.

There is an existing stream, Still Creek, running just to the south of this site along the 14th Avenue unopened, road right-of-way.

Neighbourhood Amenities – The following amenities are located near the site:

- Parks – Renfrew Community Park (500 m), Beaconsfield Park (550 m).
- Community Centres – Italian Cultural Centre (600 m). Renfrew Park Community Centre and Vancouver Public Library Renfrew Branch (800 m).
- Transit – The site is directly on the No. 16 Renfrew bus route operating between 29th Avenue SkyTrain station – Downtown – Marpole. Renfrew SkyTrain station (180 m).
- Bicycle routes – East-west Central Valley Bikeway (180 m). North-south Sunrise bikeway along Slovan Street (500 m).

Figure 1: Site and Surrounding Zoning



2. Policy Context

Memorandum of Understanding (2020) (MoU) – The MoU describes a partnership, the Permanent Supportive Housing Initiative (PSHI), to deliver supportive housing on City-owned sites (see Appendix C). The MoU was executed by BC Housing, the CMHC and the City in 2020. Five projects are proceeding through this initiative to deliver a minimum of 300 new permanent, deeply affordable social housing units, with on site and in-reach support services. At Council’s direction, staff are prioritizing the processing and delivery of deeply affordable housing projects that leverage significant senior government investment required to address the housing inequity experienced by the city’s low-income and marginalized residents.

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. This social housing proposal addresses priorities within the *Housing Vancouver Strategy*, which aligns with the *Vancouver Plan*.

The site is located in a Rapid Transit Area of the *Vancouver Plan*, which are locations identified for growth of employment and a wide range of housing options, including social housing. A distributed pattern of development, generally 12 to 18 storey buildings close to the transit station and off main streets, is identified for Rapid Transit Areas.

Rupert and Renfrew Interim Rezoning Policy (2022) – The *Rupert and Renfrew Interim Rezoning Policy* was approved by Council on March 29, 2022, which supports consideration of rezoning applications for 100% social and supportive housing where residential uses are

currently permitted. This application is being considered under the *Rupert and Renfrew Interim Rezoning Policy*.

Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas – *The Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas* (IRP) was approved by Council on November 1, 2023. All of the Community Visions were repealed and the city-wide IRP permits consideration of uses that were previously contained in Community Visions documents, including social housing.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of social housing units and address the data and findings within the HNR.

Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act (2023)

In November 2023, the Province passed legislation for minimum development objectives around Transit Oriented Areas (TOA). The City is reviewing these directions and will report back to Council with an implementation plan in 2024. The legislation does not limit Council from considering applications within locations designated as a TOA, and Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing.

Housing Vancouver Strategy (2017) – The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply and identifies the need to coordinate action with senior governments, non-profit and Indigenous housing partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 4,100 social housing units with supports, rented at the shelter component of income assistance (shelter rate), for those at greatest risk of homelessness and displacement. The strategy also calls for increased supports and protections for people who are experiencing homelessness, including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability. This application would contribute 76 new deeply affordable rental homes with embedded support services.

Advancing Housing Policy and Equity – This proposal advances both the City's social and supportive housing policy goals, as well as key equity and reconciliation commitments that require affordable and accessible housing as a foundation for action. This includes, but is not limited to:

- **City of Reconciliation (2016)** – As a *City of Reconciliation*, the City commits to form a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community. Indigenous residents are consistently and significantly over-represented (39% versus 2% of the general population) amongst those who are experiencing or at risk of homelessness, or housing insecurity. This project is an action in support of reconciliation and advances the Calls for Justice in the national inquiry of Missing and Murdered Indigenous Women and Girls (MMIWG), which describes how marginalization

through poverty, insecure housing or homelessness, and barriers to services contributes to the targeting of Indigenous women and girls.

- **Equity Framework (2021)** – Council adopted an *Equity Framework* to lead the City's internal processes and decision making in this area, and how concepts of equity can be embedded into the City's work through individual and organizational commitments. Through legislation and regulation, the City can remove systemic barriers to housing and prioritize accessible, safe housing for marginalized groups that experience homelessness.

Strategic Analysis

1. Proposal

This rezoning application proposes a 12-storey residential building containing 76 social housing units to be rented at the shelter component of income assistance. All units are proposed to be studio apartments, nine (11%) of which are accessible. The building contains spaces for offices and support services, including common laundry rooms, to support future tenants. Surface parking is accessed from the rear lane.

The original application proposed a density of 4.82 FSR. Upon staff review, the recommended density was confirmed as 4.5 FSR. The recommended building height is 49.0 m (161 ft.).

2. Land Use

This subject site is zoned C-1 (Commercial) District, where residential use is permitted. The proposed residential use is consistent with the intent of local zoning.

3. Form of Development, Height and Density (Refer to drawings in Appendix E and statistics in Appendix G)

The application is being considered under the *Rupert and Renfrew Interim Rezoning Policy*. This Policy does not include any guidance on form, height, density, and urban design considerations for a social housing project. The application is within a Rapid Transit Area of the *Vancouver Plan*, where a distributed pattern of development that allows for mid- to high-rise buildings (generally 12 to 18 storeys) close to the station and off of main streets is sought. Therefore, staff have reviewed the proposal based on the existing urban context, *Vancouver Plan* and general urban design objectives.

Height and Density – The site is currently zoned C-1 (Commercial) which permits a maximum FSR of 1.2. Staff support a 12-storey residential building with 76 social housing units (shelter rate) at this location. The recommended FSR is 4.5, with a net floor area of 5,049 sq. m (54,347 sq. ft.), and a height of 49.0 m (161 ft.).

Form of Development – The overall scale and massing of the building have been minimized through subtle stepbacks on the building's west, north and east elevations to provide a more slender tower form, reduce shadow impacts and improve the transition to the surrounding urban context.

Figure 2: Perspective View of Proposal Looking Northeast

Interface to the Neighbours – There is a house and two-storey apartment building on the two properties to the south. To provide privacy for southern neighbours, the proposed building has a staircase tower and no windows to units on the south side. There is a gas station to the north, and the building provides a stepback on level 5 for an outdoor amenity area. A 6.1 m (20 ft.) wide service lane and 13 m (43 ft.) rear setback provide an acceptable amount of separation to houses and apartments to the east. The proposal has an outdoor amenity area on level 3 at the northeast corner with an 8.5 m (28 ft.) rear setback. A condition in Appendix B has been added to provide translucent glazing for balcony railings to minimize privacy concerns.

Figure 3: View of Proposal from Renfrew Street Looking Northeast

Public Realm – The public realm and sidewalk in front of the proposed building are narrow (approximately 3 m in width) and next to a busy, arterial road. Conditions are included in Appendix B to require a wider public realm to improve pedestrian movement and comfort. This includes creating a statutory right of way on the front yard for pedestrian access, removing the fencing from the front yard and relocating the bicycle racks obstructing pedestrian movement.

Private Amenity – The proposal provides many indoor and outdoor amenity spaces. There is a multi-purpose cultural room at grade; a multi-purpose lounge, common dining area and games room on level 2; and a large indoor amenity space on level 12. The indoor amenity spaces make up approximately 16% of the building's floor area. There are outdoor amenity patios on levels 1, 3, 5 and 12.

Landscape – The proposal provides for approximately four new trees to be planted on site, outdoor seating, and opportunities for urban agriculture in boxes in all the outdoor amenity areas. Conditions in Appendix B require further exploration of additional landscaping on the level 1 patio to improve the screening and privacy for building residents from the parking area, and along the rear property line to soften the interface with the rear lane.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required given staff support for the overall Form of Development for a social housing building at this site. Staff have reviewed the rezoning application and concluded that the proposed height, massing and density is supportable and therefore recommend approval subject to the conditions in Appendix B.

4. Transportation and Parking

The application proposes four accessible parking spaces, three regular parking spaces and a loading space at grade, accessed from the lane. Parking spaces are for building and tenant support staff and visitors, as future residents are not anticipated to own vehicles. There are 76 secured bicycle parking spaces provided in-suite, and visitor bicycle parking provided in front of the building. The application will comply with the Parking By-law and is eligible for parking reductions due to its proximity to the Renfrew SkyTrain station. Engineering conditions related to public realm and parking are included in Appendix B.

5. Housing

The Province, through BC Housing, Vancouver Coastal Health and the City of Vancouver have a strong track record of working together to create deeply affordable homes with supports for people who need them. Over the last 15 years, these partners have delivered approximately 1,900 supportive homes (both permanent and temporary) for individuals and families experiencing or at risk of homelessness. [Research](#) has shown that access to safe and secure affordable housing with supports improves the health and housing outcomes for people experiencing or at risk of homelessness.

Supportive Housing Need – The need for supportive housing for people experiencing homelessness is shown in data collected in point in time homeless counts, research and by the Homelessness Services Outreach team:

- The 2023 Vancouver Homeless count found 2,420 residents identified as experiencing homelessness, with 605 people living unsheltered and on the street, and 1,815 people living in sheltered locations including emergency shelters, detox centres, safe houses and hospitals with no fixed address;
- Among those surveyed in 2023, there is significant over-representation of persons who identified as Indigenous (39%), Black (7%) or 2SLGBTQIA+ (13%);

- 82% of people experiencing homelessness surveyed in Vancouver are considered chronically homeless, meaning they have been experiencing homelessness for six months or longer;
- 78% of people experiencing homelessness surveyed were living in Vancouver before they found themselves without a home; and
- In 2022, the City's Homelessness Services outreach team served approximately 6,800 unique individuals, including 2,000 new clients that had never accessed Homelessness Services Outreach previously. Programs serving those living in poverty or experiencing homelessness in East Vancouver are well used by people who live in the area according to program organizers.

There is also a significant need for supportive housing amongst low-income residents who find themselves at risk of homelessness:

- *Housing Vancouver Strategy* identifies a target of 4,100 supportive housing units for individuals earning less than \$15,000 per year. From 2017-2021, the City has approved 878 units that serve individuals earning less than \$15,000 per year, achieving 21% of the annual income band target;
- There are approximately 2,000 single-room occupancy (SRO) tenants in critical need of new housing and supports, so an accelerated SRO replacement target of 2,000 new supportive housing units for incomes below \$15,000 was set for low-income singles moving from SROs;
- There are currently over 3,000 individuals on the BC Housing waitlist for supportive housing in Vancouver;
- There are approximately 3,300 privately owned SRO rooms with shared washrooms and kitchens that rent at an average of \$681 per month, an increase of 21% since 2019;
- Most adults living in poverty in Canada are employed. Among all working-aged adults, 14.7% across Canada, 10.5% in BC and 10.7% in Vancouver live in poverty;
- The poverty rate for seniors in Vancouver is 7.6% compared to national average of 3.5% (53% higher); and
- There is a need to replace over 700 temporary modular homes with permanent supportive housing.

This project, if approved, would advance the City's supportive housing policy goals, as well as key equity and reconciliation commitments around affordable and accessible housing. By delivering 76 homes, this rezoning application would contribute to targets for new supportive housing in the *Housing Vancouver Strategy* (2017) (see Figure 4).

Unit Mix – This application is proposing 76 studio units complete with a kitchen and bathroom. While supportive housing for families with children is also needed, the current MOU and provincial funding stream support the delivery of these units for single individuals.

This housing would serve a diversity of residents who have unique needs. Residents working towards family reunification will be able to use this housing as a safe, supportive starting place in that journey. It is usual practice in supportive housing buildings across the city to offer adult couples, inter-generational family members, friends and companions who want to stay together their own, individual, secured home in the building. This helps ensure everyone has their own

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Supportive Housing as of September 30, 2023*

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social and Supportive and Co-op Housing	Supportive Housing	4,100	1,148 (28%)**
	Social and Co-op Housing	7,900	7,931 (100%)
	Total	12,000	9,079 (70%)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017 and is subject to change pending application withdrawals or significant unit changes throughout the development process.

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.

**46 temporary modular units counted as approvals closed and have been removed from progress towards targets. Some projects counted as social housing were reclassified as supportive housing.

unique unit, so that in the event of family break-up or irreconcilable differences, no one is displaced into homelessness.

Studio apartments optimize the site's footprint by serving individuals who need support services and deeply affordable housing. This model maximizes this funding commitment from senior governments to mitigate homelessness.

Affordability – All units would rent to persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement at rental rates no higher than the shelter component of Income Assistance, which is currently \$500 per month for an individual.

Security of Tenure – The tenure and affordability of all dwelling units in the project will be secured as social housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement would be enacted by Council by by-law and registered on title, and would prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – There are no existing tenants on this site.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to be granted to

remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A “by-law-sized tree” has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are no by-law-sized trees on site or any street trees on Renfrew Street in front of the property. This application proposes to plant approximately four new trees on the site, as well as additional landscaping on the patios and outdoor amenity decks. No new street trees are anticipated in front of this property, as the property frontage is short and limited, in part due to the presence of an existing bus stop with shelter on Renfrew Street.

7. Public Input

Pre-Application Consultation – BC Housing and the City of Vancouver conducted pre-application engagement activities in April and May 2023 to inform the public about the proposal and receive early feedback. The activities were:

- Postcard notification delivered to residents and business in a two-block radius of the site;
- BC Housing Let's Talk project webpage;
- Three-week public question and comment period;
- Visiting local businesses in person;
- Two 60-minute virtual neighbourhood dialogue sessions;
- Delivery of Fact Sheets providing information to neighbouring businesses; and
- A Community Liaison reachable by phone or email.

In total, six comments and questions were received by BC Housing, and 23 people participated in the neighbourhood dialogue sessions. A summary of feedback was submitted with the rezoning application and is available to view online: <https://letstalkhousingbc.ca/vancouver-renfrew>.

Public Notification – Following the submission of a rezoning application on June 5, 2023, a rezoning information sign was installed on the site on June 21, 2023. Emails were sent directly to 27 local organizations such as schools, faith groups, community organizations and First Nations groups on or around June 30, 2023. Approximately 852 notification postcards were distributed within the neighbouring area on or about July 5, 2023. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Question and Answer Period – A virtual question and answer period was held from July 5 to July 18, 2023 on the Shape Your City platform. Questions submitted by the public were posted with a response online during the two-week period. A digital model of the proposal was made available for online viewing. 154 people logged onto the web site to view the proposal during the question and answer period.

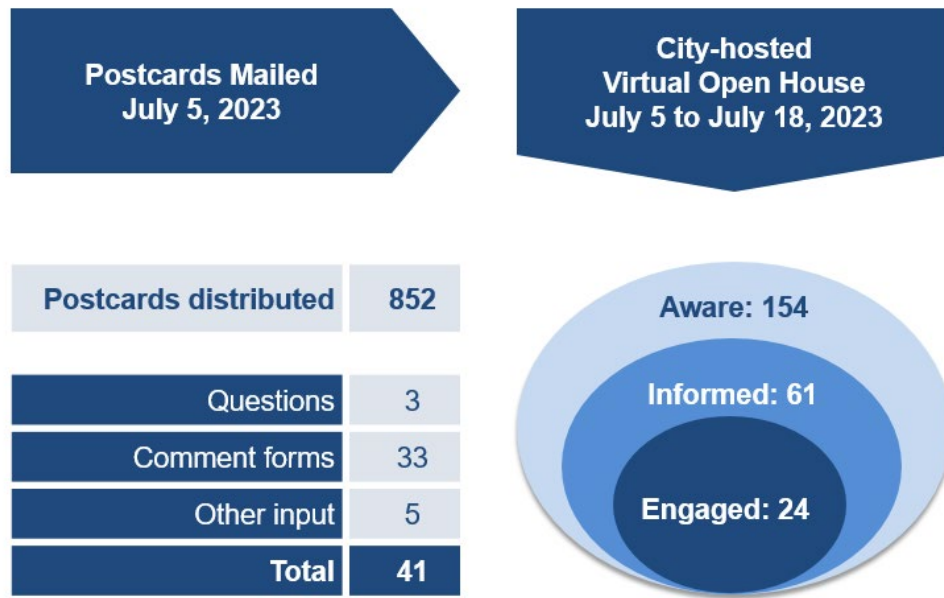
A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was collected via online questions, comment forms, email and phone. A total of 41 submissions were received. A summary of all public responses may be found in Appendix D.

Below is a summary of feedback received from the public by topic. Generally, comments of support fell within the following areas:

- Height, density, massing
- Location
- Housing choice

Figure 5: Overview of Notification and Responses



Generally, comments of concern fell within the following areas:

- Safety concerns
- Location
- Height, density and massing

Staff Response

Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows:

Safety concerns – Studies and research show that communities and cities advance financial, social and equity objectives by providing people who were experiencing homelessness with homes and support services provided both onsite, and in the community. The future operator will have an operations management plan (OMP) in place when the building is tenanted, which provides a framework on how tenants could be supported, and how neighbours can contact the building operator with any concerns. A draft of the OMP is shown in Appendix C.

Location – This site is suitable for supportive housing as it is located in close proximity to transit, services and amenities. Supportive housing projects are located across Vancouver.

Height, massing, density – Staff have reviewed the proposal and concluded that the proposed height and density next to a wide, arterial road is suitable. The *Vancouver Plan* identifies this area as a Rapid Transit Area, where buildings 12 to 18 storeys in height may be considered. The massing has been stepped back at various levels to create a more slender tower.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for social housing projects. The public benefit accruing from the project is the contribution to the City's secured social housing stock (refer to the Housing section above for more details).

Development Cost Levies (DCLs) – This site is currently subject to both City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2023 and the proposed 5,049 sq. m (54,347 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$ 1,927,153.

Public Art Program – As social housing, no public art contribution is applicable to the project.

A summary of public benefits associated with this application is included in Appendix F.

Financial Implications

As noted in the Public Benefits section this social housing project is exempt from CAC, DCL, and public art contributions. See Appendix F for additional details.

Capital funding for the development of the social housing is expected to be fully provided by BC Housing and CMHC, with ongoing operational subsidies required to maintain the deep level of affordability secured for the project provided by BC Housing. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 2928-2930 Renfrew Street from C-1 to CD-1 to permit development of a 12-storey residential building with 76 social housing units and conclude that the application can be considered under the *Rupert and Renfrew Interim Rezoning Policy*. The project will advance the City's supportive housing policy goals within the *Housing Vancouver Strategy* along with key equity and reconciliation commitments.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally shown in Appendix A, and that, subject to the Public Hearing, the application, including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

**2928-2930 Renfrew Street
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan, attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Apartment;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 All residential floor area must be used for social housing.

4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,122 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 4.5.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, provided that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning first considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking, loading and bicycle storage located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; and

- (ii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing.
 - (d) entries, porches and verandahs if the Director of Planning first approves the design;
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area for non-dwelling uses below base surface.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 16% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 42.5 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 49.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

**2928-2930 Renfrew Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by S2 Architecture, received on June 5, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to improve the public realm along Renfrew Street, including through the following:
 - (a) Providing a building setback and surface statutory right of way (SRW) for public pedestrian use achieve a 6 m (20 ft.) offset distance from the back of the existing curb to the building face.

Note to the Applicant: The intent of this condition is to ensure continuous pedestrian movement and public comfort. Fences must be removed. Other encumbrances may be permitted provided they do not obstruct pedestrian movement and comfort.
 - (b) Relocating the bike stalls to a location that does not obstruct pedestrian movement.

Note to the Applicant: This can be achieved by relocating the bike stalls towards the southwest corner of the building.
- 1.2 Design development to improve the visual interest of the north and south tower elevations.

Note to Applicant: This can be achieved by reducing the amount of flat exterior wall surfaces and incorporating varied fenestration techniques, window openings, murals, etc. as seen from the public realm.
- 1.3 Design development to provide privacy screening between the parking and rear patio on level 1.
- 1.4 Design development to mitigate privacy concerns towards adjacent residential yards from the outdoor amenity areas on level 3 and level 5.

- 1.5 Design development to improve the lane interface with landscape planters/trees, where applicable, along the rear property line.
- 1.6 Consider including an accessible washroom in the common indoor amenity room on level 12.

Crime Prevention through Environmental Design (CPTED)

- 1.7 Identify on the drawings at the time of the Development Permit application, CPTED strategies including:
 - (a) Provision of outdoor common area and path lighting; and
 - (b) Ensuring a high degree of visibility at doors, lobbies, stairs and other access routes.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

Landscape

- 1.8 Design development to improve screening and landscape buffering from the rear patio on level 1.

Note to Applicant: This may be achieved through increased planting along the edge of the patio, or through the use of vertical trellises complete with climbing vines if space is limited.

- 1.9 Design development to, and confirmation within a revised arborist report that, the proposed planting and hardscape design at the southwest corner of the property meets the arborist's recommendations to ensure minimal impact to Tree A.

Provision Requirements at the time of development permit application:

- 1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4-inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios

and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.12 Provision of a "Tree Management Plan", coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
- (b) Tree numbering for all on-site and off-site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

1.13 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated. See previous condition's Note to Applicant – arborist documentation may not be required.

1.14 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.15 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.16 Provision of an outdoor Lighting Plan.

Sustainability

1.17 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*
– *Process and Requirements*.

Engineering

- 1.18 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.19 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Steps to getting a shoring and excavation street use permit: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.20 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.21 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:
- (a) The following statement is to be added on the site and landscape plans; "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";

- (b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility;
 - (c) Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.
- 1.22 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.
- 1.23 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.24 Design development to improve access and design of bicycle parking by performing the following:
- (a) Elevators should comfortably accommodate at least one person and one bicycle to provide stair-free access to all bicycle spaces located above Level 1. Elevators should have durable finishes.
- 1.25 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Improved access to vehicle spaces to ensure the following:
 - (i) Provision of 2.7 m (8 ft. 10 in.) width for standard/visitor vehicle spaces adjacent one side wall.

Note to Applicant: This refers to the parking space adjacent the garbage/recycling enclosure.
 - (ii) Provision of a van accessible parking space measuring 5.0 m width, with a 3.5 m stall width with a 1.5 m access aisle width for the first accessible parking space.
- 1.26 Provision of improved access and design of passenger loading spaces and compliance with the Parking By-Law, including the following:
- (a) Provision of a Class A passenger loading space as per By-Law with a 4.0 m width.

Note to Applicant: Explore providing a “hybrid” Class A passenger loading space / Class B loading space measuring the 4.0 m width by 8.5 m length.

1.27 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered and labelled;
- (c) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (d) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (e) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- (f) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (g) The location of all poles and guy wires to be shown on the site plan.

1.28 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.29 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.30 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the loading bay cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with access.

1.31 A Key Plan shall be submitted by the applicant, and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca

Flood Protection

- 1.32 Ensure that the building complies with the Flood Construction Level (FCL) for the Still Creek floodplain, which have been updated recently and is entirely separate from the coastal floodplain. See the City's [Flood Plain Standards and Requirement](#), and the Engineering and Geoscientists BC (EGBC) Practice Advisory "Electrical Engineering Considerations in Flood-Resilient Design of Buildings", which are relevant to this site in the Still Creek floodplain.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements for the consolidation of Lots 4, 5, and 6, all of Block A, Section 43, THSL, Plan 11660 to create a single parcel to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
- 2.2 Make arrangements for release of an Easement & Indemnity Agreement 475549M (commercial crossing) prior to building occupancy to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Watercourse covenant is required to be registered based on the presence of an old stream(s), to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.
- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Associated Engineering dated June 30, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

Note to Applicant: As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 2928-2930 Renfrew Street require the following in order to maintain sanitary and storm water sewer flow conditions:

Off-site Servicing Upgrade:

- (i) Upsize 150 m of 250 mm SAN main to 450 mm on Grandview Highway from Lane East of Renfrew St (MH__FJCUQ4) to Nootka Street (MH__FJD5RH).

- (ii) Upsize 23 m of 300 mm SAN main to 450 mm on Grandview Highway from Nootka St (MH__FJD5RH) to the Grandview and Nootka pump station.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: Development to be serviced to the existing 200 mm SAN sewers in Lane East of Renfrew Street.

- (c) Provision of street improvements along Renfrew Street adjacent to the site and appropriate transitions including the following:

- (i) 2.44 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk; and,
- (ii) removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

- (d) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations;

Note to Applicant: A lighting simulation is required prior to development permit issuance.

- (e) Provision of new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (f) Provision to reconstruct laneway along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications;
- (g) Provision of installation of new catch basin(s) along frontage in the Lane east of Renfrew Street;
- (h) Provision of improvements at the intersection of Renfrew Street and Grandview Highway including:
 - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS);
 - (ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations;

- (i) Provision of the relocation of the existing bus stop/street furniture adjacent the site (stop# 51081) including relocation/removal of all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) and reinstallation at a new location to be determined by Engineering Services, if required due to construction; and,

Note to Applicant: All removal/relocation of (bus stops and associated) street furniture shall be by the City's street furniture contractor and coordinated with City of Vancouver Street Furniture Coordinator.

- (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Provision of intersection improvements of Renfrew Street and Grandview Highway per condition 2.4(h)(i) and 2.4(h)(ii):
 - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS);
 - (ii) Renfrew Street/Grandview Hwy entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: The benefitting areas for these works are under review.

An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.6 Provision of a \$30,000 cash security deposit retained prior to demolition of the existing building, for protection, relocation and/or delivery of bus stop amenities;

2.7 Provision of all third-party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Planning

2.8 Provision of a statutory right-of-way (SRW) over a portion of the site to achieve a 6 m (19.7 ft.) offset distance measured from the back of the existing curb along Renfrew

Street for public life use. The SRW shall be free of any permanent encumbrances such as structures, mechanical vents, stairs and planter walls (and are to accommodate any other items such as trees, landscaping, benches approved pursuant to the Development Permit, Building Permit or otherwise consented to by the Director of Planning and the City Engineer).

Housing

- 2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) A provision that none of such units will be rented for less than one month at a time;
 - (d) A requirement that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-law;
 - (e) All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - (f) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Environmental Contamination

- 2.10 Submit a site disclosure statement to Environmental Services;
- 2.11 As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- 2.12 If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws, and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

2928-2930 Renfrew Street
ADDITIONAL INFORMATION

1. MEMORANDUM OF UNDERSTANDING (MOU)

July 2020

Between the British Columbia Housing Management Commission (“**BC Housing**”), Canada Mortgage and Housing Corporation (“**CMHC**”) and the City of Vancouver (the “**City**”) and for an initiative (“**Initiative**”) to design, construct and operate a minimum of 300 permanent modular homes (the “**Developments**”) to house with supports, individuals that are experiencing homelessness on sites across the City of Vancouver.

Following execution of this MOU, all parties will agree to a list of proposed sites to be included in the initiative, including contributions by each party, total costs for each site, number of accessible units as a percentage of total units for each site, the energy efficiency of each site, the number of affordable units, and the depth of affordability. Any additional sites/units added to this Initiative will be agreed to by all parties.

The purpose of this Memorandum of Understanding (“**MOU**”) is to set out the desired basic business terms and conditions upon which BC Housing, CMHC and the City intend to proceed with discussions and negotiations for the construction and operation of the Developments. It is anticipated that the City will provide lease hold interest for sites for the Developments at a nominal value, CMHC will provide up to \$50,000 per unit of capital funding as forgivable loans through CMHC’s National Housing Co-Investment Program (“**COI**”), the forgiveness of such loans being subject to meeting COI program requirements, BC Housing will provide all remaining capital and 100% of ongoing operational funding. While this MOU is not intended to create legally binding rights or obligations, the parties wish to confirm their intent to work together in a cooperative and collaborative manner to negotiate and finalize, with all reasonable due diligence and timeliness, the arrangements, transactions and agreements contemplated in this MOU. The parties acknowledge that the City is a party to this MOU in its capacity as the owner of the sites and not in its regulatory capacity. The City will make best efforts to work with BC Housing and CMHC to facilitate purposes set forth in this MOU.

All parties acknowledge that any other agreements arising from or contemplated under this MOU and all rights and obligations of BC Housing will be subject to approvals by BC Housing’s Executive Committee and Board of Commissioners as required; all rights and obligations of the City of Vancouver will be subject to approvals by the City’s Corporate Management Team and Council, as required; and all rights and obligations of CMHC will be subject to CMHC approvals.

1.0 BACKGROUND & DESCRIPTION

Homelessness in the City of Vancouver continues to rise and shelter providers are experiencing significant pressure from high occupancy rates and the increasingly complex mental and physical health and/or substance use issues experienced by clients. While shelters provide an important service, there is a need for more supportive housing in order to transition individuals into stable, long-term housing. Since 2017, the City of Vancouver and BC Housing partnered to deliver over 650 new homes of temporary modular housing (TMH) on eleven sites and operated as supportive housing. Adding these new temporary homes was critical to slow the growth of homelessness and provide temporary homes while permanent social and supportive housing is being

built. This Initiative is intended to fill the growing need for permanent supportive housing in the City of Vancouver and to build from the lessons learned in the rapid delivery of temporary modular homes.

Covid-19 Pandemic, Homelessness and Supportive Housing

While the full extent and impact of the COVID-19 crisis on Vancouver's homeless is not yet clear, it is evident that the health risk from the virus and the fall out of the economic downturn are falling more heavily on those without stable housing. As we look ahead to the recovery from Covid-19, the City and partners may face an even more steep challenge to house not only those homeless today but also those made homeless during this pandemic. This initiative to add a minimum of 300 permanent modular support homes is an important step with our government partners to help prepare for recovery and support Vancouverites to transition into long-term housing. Prioritizing this Initiative and moving quickly to develop and open these units is a critical priority at this time.

2.0 ROLES & RESPONSIBILITIES

2.1 The City's Responsibilities

The City will provide sites to lease for a length up to 60 years at a nominal prepaid rent subject to Council approval, and for sites seeking approval under the COI program, a lease term not less than the greater of (i) the forgivable period of the loan, or (ii) the amortization period pursuant to the loan. A nominal lease constitutes a grant from the City. The ground lease can be executed once the site has been approved in principle for the project. For leases to qualify under the COI program, the City will work with CMHC to ensure that the applicable leases comply with CMHC's leasehold policies and are satisfactory to CMHC from a lender perspective.

The City will designate Vancouver Affordable Housing Agency (VAHA) and the Department of Arts, Culture, and Community Services (ACCS) as the lead groups overseeing the City's involvement in the Initiative. VAHA's responsibilities include delivering development management activities and permits for each project along with lease negotiation, support BC Housing in contractor selection and project handover to BC Housing for construction. ACCS department is responsible for leading the public and community engagement in the development process, identification of individuals experiencing homelessness in Vancouver for the program, supporting BC Housing in operator selection, project handover activities related to building occupancy, collaborating with BC Housing and non-profit partners to support community integration of the new buildings, and monitoring and reporting on the performance of the Initiative.

The specific responsibilities to be carried out by the City will be as follows:

- Coordinate the activities of all relevant City departments including but not limited to Civic Engagement and Communications, Engineering Services, Planning, Urban Design & Sustainability ("**PDS**"), Development, Building and Licensing (DBL), Real Estate and Facility Management ("**REFM**"), Legal Services, Finance, Risk and Supply Chain Management ("**FRSC**") and the City Manager's Office;
- Identify potential City-owned sites for the Initiative;
- Partner with BC Housing in the public consultation processes associated with the

- Developments, including site specific community engagement activities;
- Complete technical studies to validate development risks, unit yields and cost estimates to finalize site selections;
 - Coordinate optimization of various policy requirements in order to maximize design benefits, budget and schedule efficiencies for the projects
 - Work with BC Housing to award the standard form contracts for all projects;
 - As Project Manager, lead the design, application and permitting processes for the sites in close consultation with the “COV” Working Group, BC Housing and the selected Operators;
 - Act as “applicant” for all projects through rezoning to Building Permit applications;
 - Coordinate the activities required to execute and register leases;
 - Work with BC Housing and CMHC to ensure the various requirements of permitting process and legal requirements align with the respective funding program requirements for capital for each of BC Housing and CMHC, and operational funding from BC Housing. CMHC will not be providing operational funding for approved projects.
 - Update Council on the progress of the projects as needed;
 - Support BC Housing to transition the projects from permitting (VAHA as Project Manager, BC Housing as applicant) to construction (BC Housing as Project Manager);
 - Lead the coordination of activities required to complete effective Public Consultation processes for rezoning or development permit applications, including working with COV Civic Engagement and Communications and the communication departments of BC Housing and CMHC;
 - Work with BC Housing to identify population of those experiencing homelessness or sub-populations for program;
 - Support BC Housing in the identification of potential operators; and
 - In partnership with BC Housing and non-profit operators, undertake community integration activities and outreach, and undertake monitoring and reporting on the effectiveness of the Initiative.

2.2 CMHC’s Responsibilities

- Review applications made by BC Housing to the COI program under this MOU, and consider, based on the viability of the COI application and subject to the COI program requirements, providing capital funding for the Developments as forgivable loans. Funding amount anticipated to be up to \$50,000/unit, total CMHC funding in the aggregate not to exceed \$15,000,000, assuming total of 300 units. Reductions and additions in the number of units may result in a proportionate reduction/addition in the aggregate amount of forgivable loans, such reductions or additions to be in the sole discretion of CMHC.
- Proposed funding by CMHC: forgivable loans with leasehold mortgage security over the ground lease over the project lands
- Forgivable loan forgiveness conditions: An equal portion of the principal amount of the forgivable loan shall be forgiven annually on each anniversary of (i) the date of the final advance, if such date is on the 1st day of a month, or (ii) the 1st day of the month following the date of the final project advance, if the date of the final advance is not on the 1st day of a month, until the end of the forgivable loan term, provided that the Borrower has fulfilled all the requirements of the loan documents with CMHC and the project is completed by the targeted completion date for the project,

- as agreed upon by the parties at loan initiation
- Upon receipt of an application for a loan by BC Housing, CMHC to satisfactorily perform due diligence on zoning, permitting, title to the Project Lands, the legal structure of the Borrower (including any principals) and the Guarantors (if any) and the project, including with respect to any other loans, operating, funding and/or contribution agreement between the Borrower and third parties in connection with the project or project lands (each, a “**Co-Investment Agreement**”)
- A funding schedule will be agreed to with BC Housing and established before construction commencement
- BC Housing agrees to provide the required project-specific information to CMHC six months prior to construction. CMHC will perform a review of each individual project once those details are made available. CMHC agrees that if the project meets the NHCF policies, guidelines and program requirements CMHC will make best efforts to provide approval of that project within a maximum of six weeks and this approval will be demonstrated via a letter of intent to BC Housing.

2.3 BC Housing’s Responsibilities

BC Housing will, at its own cost, fund, construct and operate the Developments, all as further described herein and will designate its Development and Asset Strategies and Operations departments as the lead departments overseeing BC Housing’s involvement in the Initiative.

The specific responsibilities to be carried out by BC Housing will be as follows:

- Provide the remaining capital funding and 100% of the ongoing operational funding requirement for the Developments;
- Establish all necessary funding agreements between CMHC and BC Housing for Developments;
- Work with VAHA to complete the Development and Building Permits for the developments;
- Lead the selection of a contractor for all projects (with support from COV);
- Lead the Communications Plan, in partnership with COV;
- Construct the Developments in accordance with the terms of the standard form contracts (as further described in Section 2.4 below);
- Coordinate the activities of all relevant departments within BC Housing, including but not limited to Operations, Communications, Corporate Services and the Executive Office;
- Provide the City with written confirmation of capital and operating funding for the design, construction, operation, and maintenance of the Developments; BC Housing will reimburse the City for all costs and expenses incurred by the City or VAHA in connection with the engagement of contractors and consultants in connection with project design and obtaining all permits and approvals required for the construction of the project, whether incurred directly by the City or VAHA or paid as disbursements to contractors or consultants or provide up-front pre-development funding to cover costs incurred by the City in an effort to meet critical path expectations;. Expenses eligible for cost recovery will be predefined by BC Housing and the City.
- Manage construction activities for all projects;
- Lead the selection of non-profit operators to operate the Developments, in

consultation with the City, prior to site specific community dialogue sessions, including executing Operating Agreements and providing operating funding to the non-profit operators;

- Lead the initial and ongoing tenant selection process through BC Housing's Coordinated Access program in consultation with the City (see Appendix 1);
- Formalize the relationship with Vancouver Coastal Health ("VCH") as it will apply to the Initiative;
- In partnership with the City and non-profit operators, coordinate the delivery of health services for tenants with VCH;
- Comply with all Development Permit conditions;
- Be the applicant for all COI funding requests under this agreement;
- Ensure all projects that are seeking COI funding, comply with COI requirements;
- In partnership with the City and non-profit operators, undertake community integration activities and outreach, and undertake monitoring and reporting on the effectiveness of the Initiative; and
- Support non-profit operators as the projects begin operations with additional resources and supports in the first year to ensure optimal success for community development in the building and integration with the surrounding community.
- Once a project is submitted to CMHC, BC Housing will work together with CMHC to ensure all conditions to funding are met including, but not limited to:
 - satisfactory evidence that the project will be constructed and operated in accordance with the requirements of the COI program as set out in the Special Covenants;
 - satisfactory diligence which may include but is not limited to zoning, permitting, title to the Project Lands, the legal structure of the Borrower (including any principals) and the Guarantors (if any) and the project, including with respect to any other loans, operating, funding and/or contribution agreement between the Borrower and third parties in connection with the project or project lands (each, a "Co-Investment Agreement");
 - satisfactory execution of and compliance with the forgivable loan agreement, security and all other documentation required by CMHC;
 - all acts required to create CMHC's security interest in the project and project lands collateral;
 - cooperating with CMHC in processing amendments to Co-Investment Agreements and any title registrations which affect the use and operations of the project that may be requested by CMHC;
- BC Housing agrees to provide the required project-specific information to CMHC six months prior to construction. CMHC will perform a review of each individual project once those details are made available. CMHC agrees that if the project meets the NHCF policies, guidelines and program requirements CMHC will make best efforts to provide approval of that project within a maximum of six weeks and this approval will be demonstrated via a letter of intent to BC Housing.

2.4 Contracting Structure for Project Delivery

- City staff will bring to Council or Director of Planning or Development Permit Board for land use and development approvals the sites to be selected for the purposes of the Initiative.
- BC Housing will make best efforts to apply to other eligible funding programs for all

- projects, including CMHC COI program.
- BC Housing will initiate an RFP process to enter into standard form contracts for each of the projects.
 - BC Housing will enter into standard form contracts that align with the delivery objectives of this MOU (subject to City review).
 - City staff will bring to Council for approval lease terms for the sites and will enter leases with BC Housing for all City-owned sites selected for the Initiative.
 - BC Housing will reimburse the City in full for all agreed to costs incurred by VAHA or the City to bring projects to Building Permit within 90 days of receiving an invoice from the City after the issuance of the Building Permits of individual projects.
 - Ensure all projects that are seeking COI funding, comply with COI program requirements;

3.0 BUILDING & UNIT SPECIFICATIONS

The COV and BC Housing have undertaken the development of shared design principles to guide this Initiative. These principles are to be referenced in the event of conflict between the design guidelines outlined below.

- Designed generally in line with the design principals to be mutually agreed upon for modular housing.
- Designed generally in line with BC Housing Design Guidelines & Construction Standards and City of Vancouver Housing Design & Technical Guidelines.
- Ensure all projects that are seeking COI funding, comply with COI requirements.

4.0 OPERATING MODEL

- BC Housing will provide funding for support services appropriate for a tenant population that has experienced or has been at risk of homelessness. These supports will include a 24/7 staffing model, a meal program and non-clinical supports.
- BC Housing Operator Agreements and City lease requirements and objectives will align and meet CMHC COI program requirements for all projects that are seeking COI funding.
- Health care will be provided in collaboration with VCH Community Services.
- Wrap-around service to be delivered through coordinated neighborhood health services with dedicated workers in the clinics who will prioritize referrals from these Developments.
- Each Development will have an agreed Operations Management Plan that will be shared with the surrounding community, prior to occupancy.
- Tenants will pay the shelter component of income assistance as rent.

5.0 TENANTING MODEL

- Tenants will be selected through BC Housing's Coordinated Access and Assessment (CAA) team, which is comprised of BC Housing Health Services staff, the City of Vancouver's Homelessness Outreach Team, VCH, and additional Homeless Outreach Programs in Vancouver.
- Tenants living in studio units in each building will come primarily from unsheltered locations (approximately 50%); from shelters (approximately 30%); and from other

tenancies including transfers from other buildings, SROs, hospital transfers, etc. (approximately 20%).

- Tenanting process will consider needs within the TMH program, relocation of tenants and shifting priorities.
- Priority will be given to local/neighbourhood individuals experiencing homelessness in the tenanting of the units.
- All units will rent at the shelter component of income assistance.
- Early engagement of VCH as a project partner will be included as part of the tenanting for a portion of the accessible units.

6.0 SITES, PERMITTING & APPROVALS

6.1 Permitting & Approvals

- VAHA in their Project Management role, are responsible for applying and securing all required permits.
- Director of Planning or Development Permit Board, with their delegated authority from Council, may exercise discretionary power to relax the provisions of the Zoning and Development Bylaw for these Developments where a minimum of 70% of all dwelling units are for low-cost housing for persons receiving assistance.

6.2 Proposed Development Sites

- City-owned sites yielding a minimum 300 units in total will be recommended by the City. Use of additional sites for more than the minimum 300 units will be agreed by all parties.
- Building design of each site will optimize density.
- Recommended sites will be reviewed by a joint Leadership Group (illustrated in Appendix 2), made up of individuals from BC Housing, the City and CMHC, to confirm the sites. Any additional units added to this Initiative will be agreed to by all parties.

7.0 COMMUNICATION PLAN

- BC Housing will lead the Communications Plan including appropriate and suitable engagement activities with communities. The development and implementation of the Plan will be undertaken in close partnership with the City's ACCS Affordable Housing Programs team.
- BC Housing may hire a consultant, to provide assistance with community engagement about the Initiative.
- BC Housing in partnership with the City will procure and engage non-profit Operators prior to the design and the community engagement sessions.
- ACCS will be supported by the City's Communications Team and will partner with BC Housing, CMHC, VCH and the non-profit operators on media events such as announcements, groundbreakings and openings.

8.0 CRITICAL PATH DATES

The aim of all parties is to expeditiously deliver a minimum 300 modular homes within a reasonable timeframe agreed by all parties, but COI applications must be provided to

CMHC not less than six months prior to the start of work on any individual site and will be subject to Rezoning and/or Development Permit Board or Director of Planning approvals, confirmation of funding, unit manufacturing, and site conditions. Agreed timelines for development will be included in any lease agreements between the City and BC Housing.

9.0 ISSUE RESOLUTION

The parties and associated staff teams commit to cooperating with each other to resolve any issues pertaining to the delivery of the Initiative in a productive and efficient manner, including any issues necessary for the Initiative to comply with CMHC's COI lending guidelines. A joint Leadership Group (illustrated in Appendix 2) will meet regularly and make best efforts to resolve any outstanding issues or escalate accordingly with their respective organization.

10.0 TERMINATION OF MOU

This MOU is not legally binding and does not create any legal obligations unless and until agreements are entered into by the parties. The parties each acknowledge that it is a condition of this MOU that if the Initiative is not viable and either the City or BC Housing or CMHC is not able to fund, operate or manage the Initiative, this MOU will automatically terminate.

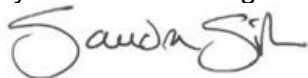
The parties acknowledge that this MOU and any resulting arrangement between CMHC and BC Housing and the City of Vancouver remains subject to there being a Parliamentary appropriation, pursuant to the *Financial Administration Act* (Canada), or the *Financial Administration Act* (British Columbia), as applicable, for the Fiscal Year in which the payment is to be made. CMHC has no liability in case of no or insufficient appropriations for CMHC funding or for CMHC undertakings in the aggregate. BC Housing has no liability in case of no or insufficient appropriations for funding or for BC Housing's undertakings in the aggregate.

The term of this MOU will commence on August 1, 2020 and will terminate on December 31, 2023, unless earlier terminated by the mutual agreement of the parties.

05__ day of August, 2020.

City of Vancouver

By its authorized signatory:



Signature August, 21, 2020

General Manager,

Arts, Culture & Community Services

Name and Title

**British Columbia Housing
Management Commission**

by its authorized signatory:



Signature

,
Shayne Ramsay, CEO

Name and Title

**Canada Mortgage and Housing
Corporation**

by its authorized signatory:



Signature Aug 31, 2020

,
Evan Siddall, President and CEO

Name and Title

Appendix 1 – COV/BC HOUSING/CMHC PERMANENT MODULAR SUPPORTIVE HOUSING INITIATIVE LEADERSHIP COMMITTEE

City of Vancouver

- General Manager of Arts, Culture and Community Services
- Assistant Director of Housing Policy & Regulations (PDS)
- Managing Director, Homelessness Services & Affordable Housing Programs
- CEO, Vancouver Affordable Housing Agency

BC Housing

- Associate Vice-President of Development
- Vice-President of Operations
- Regional Director, Development

CMHC

- Senior Manager (BC), Housing Solutions, Multi-unit
- Senior Specialist, Client Relations, Multi-Unit Housing Solutions (BC)

2. DRAFT OPERATIONS MANAGEMENT PLAN

Lu'ma's Mission

"Lu'ma is a Coast Salish word for "new beginnings." Lu'ma offers a wide range of programs, services and other initiatives aimed at alleviating poverty, improving the overall health of the urban Indigenous community and responding to the evolving needs of Indigenous peoples.

Over the past 40 years, Lu'ma has developed, owns and manages more than 1,250 affordable housing units. We offer a wide range of programs, services and initiatives that aim to alleviate poverty, improve the overall health of the urban Indigenous community and respond to the evolving needs of Indigenous peoples.

<https://www.lnhs.ca/about-us>

Lu'ma's Approach

At Lu'ma Native Housing Society we take an Indigenous-led approach to supporting the community:

1. We believe in respecting all people, this respect takes into account all levels of community from the participants that we are here to serve to the surrounding community and all levels or partnership.
2. We take a relational approach that emphasizes the importance of respecting and maintaining relationships not just between each other but within the system as a whole. Relationships are key to wellness.
3. We believe that what we put in, we also get back. When we promote good intentions into the world, that intention spreads and is reciprocated to the community surrounding us and upon a larger sphere.
4. We are responsible to those we serve, the surrounding community, to our partnerships. We aim to engage with integrity in all aspects of our work.
5. We believe in the power of community, where all are welcome and accepted, demonstrating love, understanding, and compassion in our approach at all times.

The Renfrew Site will provide permanent, supportive housing to 76 community members with priority given to those in the surrounding neighbourhood that are currently unhoused or who may be experiencing housing instability.

Shared amenities of this site will include:

- Shared laundry facilities;
- A community space with a shared television, computer and telephone access;
- Cultural spaces, including rooms for celebration, ceremony, and teachings;
- A Housing Overdose Prevention Site (HOPS);
- A dining area;
- An outdoor space;
- Parking.

Culturally-Informed Housing

Lu'ma Native Housing Society is committed to providing safe, culturally informed and involved, community housing focusing on providing spaces for those we serve to heal from life's traumas including:

- Cultural Healing Practices: Voluntary participation in ceremony, cultural teachings and activities from knowledge keepers, healing and talking circles and access to elders. Lu'ma Native Housing Society has a Cultural Health Coordinator who works closely with all supportive housing sites to ensure that cultural programming fits the needs of the residents.
- A rights-based approach to living within the *Residential Tenancy Act* legislation. Residential Tenancy Agreements provide stability to residents in an uncertain and unstable housing environment, this supports them in growing their roots. We ensure that we provide residents all the rights governed under the Residential Tenancy Act in which they are entitled to.
- Case planning: While utilizing a person person-centered approach, residents are encouraged to self-identify their needs, such as, connections with primary care, substance use treatment, employment, and accessing income assistance. Staff then walk alongside residents in achieving their self-identified goals.
- Advocacy: When residents experience barriers to services or difficulty in navigating complex systems, we will provide advocacy which also includes liaising with third-party providers and the residents' self-identified circle of care.
- Housing retention: Working with residents as issues arise through a collaborative process where we troubleshoot on solutions.
- Meal Program: Lu'ma Native Housing Society takes an approach with food security where we maximize resources available in the community and the resources provided by our funders. We provide at minimum two nutritious meals a day through our Community Kitchen that is facilitated by a Kitchen Coordinator.
- Laundry Program: We will provide no-cost laundry facilities to the residents living at the program. Additionally, we will provide services to residents who are in need with support with their laundry while also building on their life skills.
- Room Hygiene: We will have dedicated staff on site who will work with residents as issues arise in regard to pest control or room cleanliness issues.

Staffing Operations

Lu'ma Native Housing Society will have the following staff model on site:

- 24/7 minimum double staffed Tenant Support workers
- Monday-Friday Program Manager
- Monday-Friday Building Service Worker
- Monday-Friday Homemaker
- Monday-Friday Cultural Coordinator

Monday-Friday office hours this office will also be available for any community issues as they arise, with the according office phone contact provided when set up and operational.

Community Liaison

The Director of Operations is the designated community liaison for this site. They are

responsible for addressing any issues related to the ongoing operation of the Renfrew Street site.

Their contact information is as follows:

Name: Johannah Schultz
Phone: 604 767 2437
Email: johannah@LNHS.ca
Address: Lu'ma Native Housing Society
435 West Pender Street
Vancouver BC
V6B 1V2

The secondary designated liaison is:

Name: Kevin Eaton
Phone: 604 209 5089
Email: kevin@LNHS.ca
Address: Lu'ma Native Housing Society
2960 Nanaimo Street
Vancouver BC
V5N5G3

For all emergencies please call contacts and numbers listed above.

Community Advisory Committee

Lu'ma Native Housing Society may establish a Community Advisory Committee to ensure that there is open communication and that community issues are dealt with in a timely manner. The Renfrew Community Advisory Committee, should one be required, will be a group of community agencies and representatives formed to partner with Lu'ma Native Housing Society for the purpose of advising and referring, not a decision-making role, and will fulfill its purpose by being solution-focused and responsive to community issues. Members will operate within the pre-established Terms of Reference.

If required, the Renfrew Community Advisory Committee will meet monthly to start, and then as determined by the CAC. This schedule may change from time to time, based on the needs of the CAC, but would meet no less frequently than semi-annually.

The purposes of the committee would be to:

1. Provide support to Lu'ma Native Housing Society in its commitment to meeting its goals with the Renfrew Community;
2. Address the impact that Renfrew has on the community and provide input to address any issues;
3. Review Lu'ma Native Housing Society's response to complaints and;
4. Act as a liaison between Lu'ma Native Housing Society and the neighborhood/community.

* * * * *

2928-2930 Renfrew Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

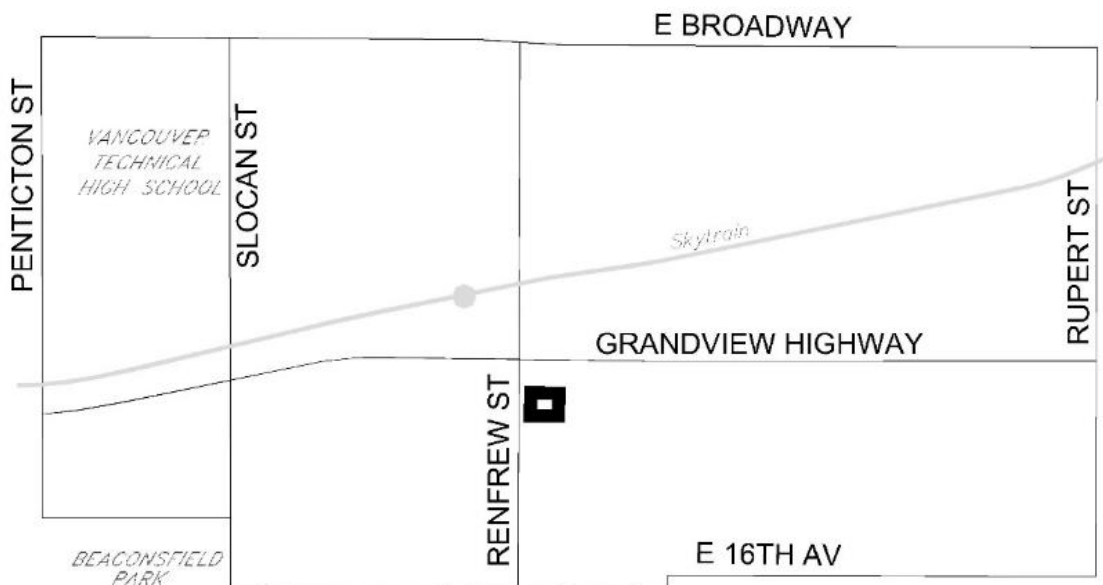
	Date	Results
Events		
Virtual open house (City-led)	July 5, 2023 – July 18, 2023	154 participants (aware)* <ul style="list-style-type: none"> • 61 informed • 24 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	July 5, 2023	852 notices mailed
Public Responses		
Online questions	July 5, 2023 – July 18, 2023	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June 2023 – November 2023	33 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June 2023 – November 2023	33 submittals <ul style="list-style-type: none"> • 13 responses • 19 responses • 1 response
Other input	June 2023 – November 2023	5 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2023 – November 2023	571 participants (aware)* <ul style="list-style-type: none"> • 187 informed • 34 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The height, massing, and density is appropriate. However, even greater density would be supported due to the close proximity to transit.
- **Location:** Development of housing along transit routes and amenities makes this location ideal.
- **Housing choices:** The proposal adds much needed housing and social housing to the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Safety concerns:** Crime will be brought to the community. There are safety concerns about people experiencing homelessness and drug addiction entering onto neighbourhood schools and the building for disabled people.
- **Location:** There are too many social housing projects in this area and this proposal is best suited elsewhere.
- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low rise buildings.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Vehicle and bicycle parking is appropriate for this development.

- Appreciative of First Nation's culture reflected in building design.

General comments of concern:

- The project may impact property values.
- There is not enough parking for this development.

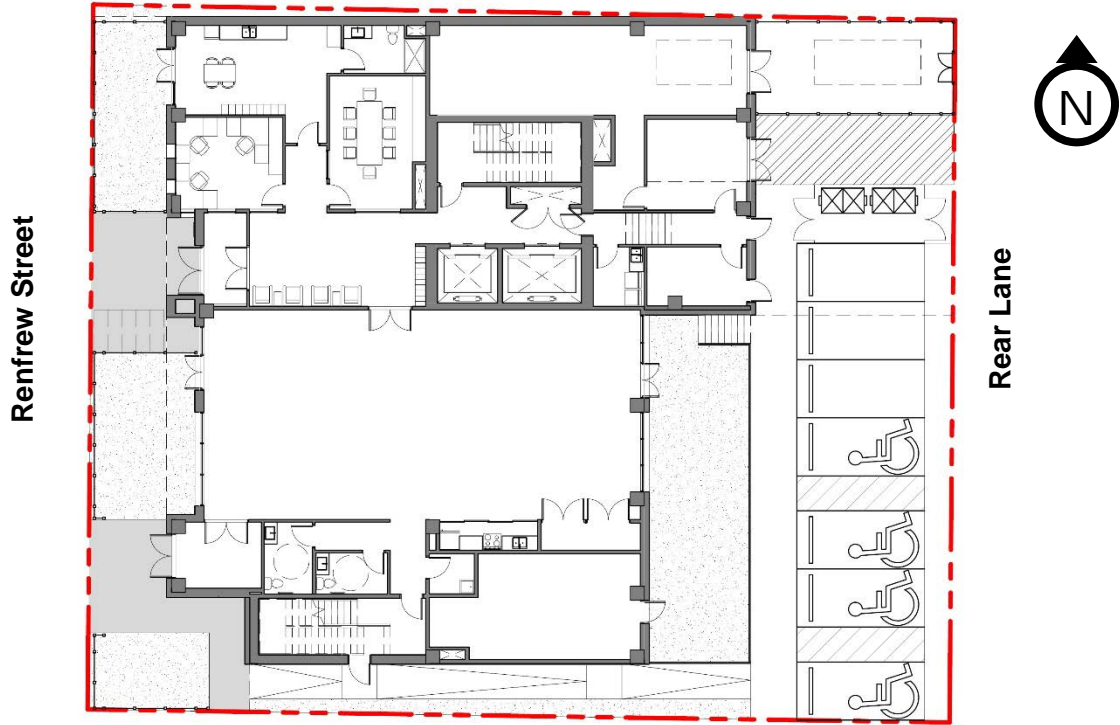
Neutral comments/suggestions/recommendations:

- Other similar developments should be possible in this area without rezoning.
- Neighbouring buildings should be consolidated with this development into a comprehensive development.
- The patio on the lane could have some weather protection, or planters to create some privacy.

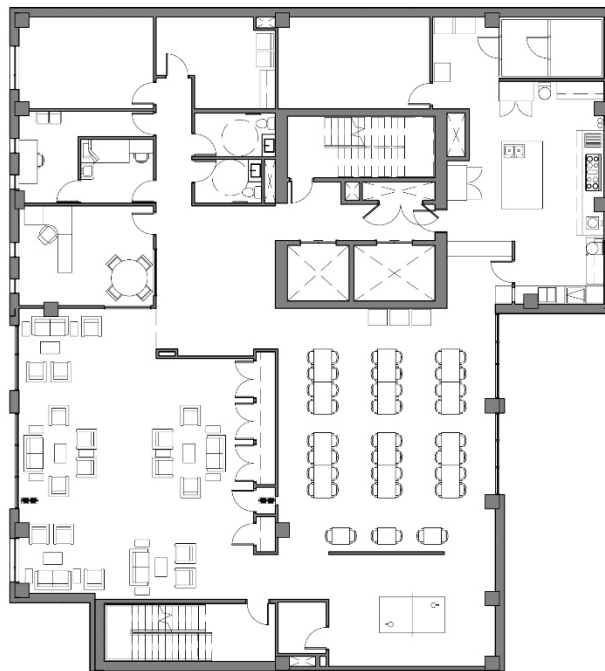
* * * * *

2928-2930 Renfrew Street
FORM OF DEVELOPMENT

Site Plan and Level 1



Level 2



Levels 3



Level 4



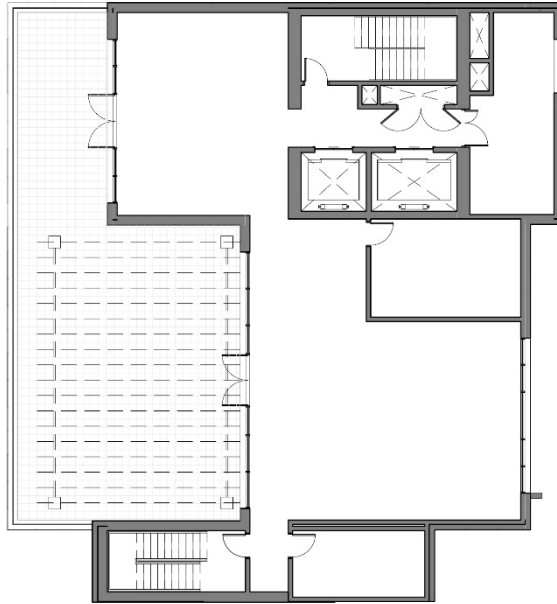
Level 5



Level 6 to 11



Level 12



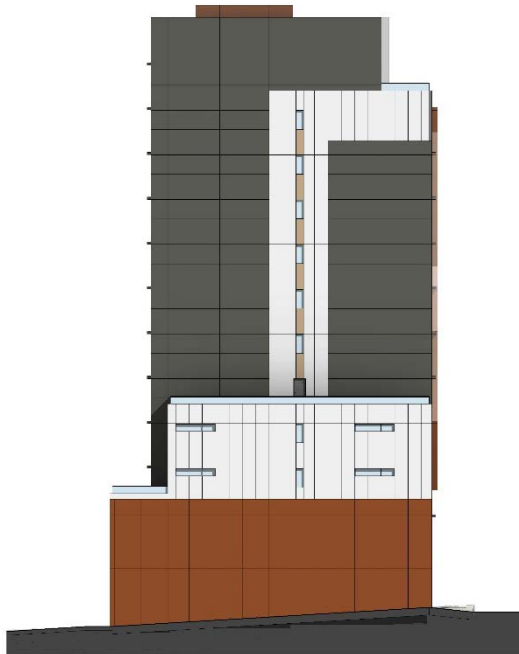
West Elevation (Renfrew Street)



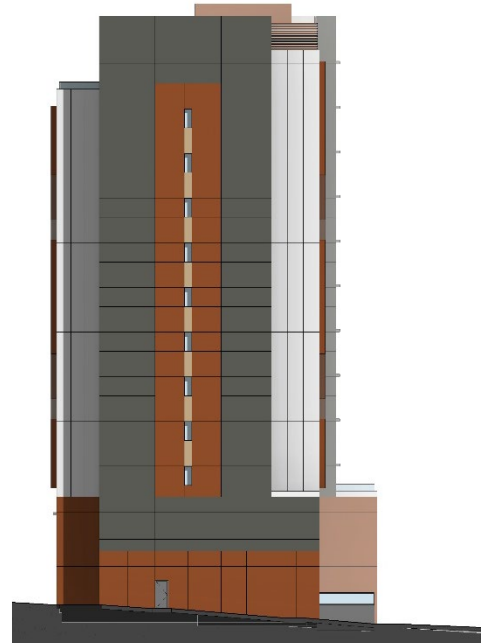
East Elevation (Lane)



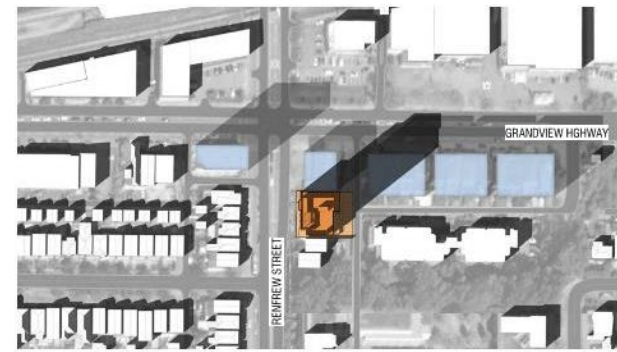
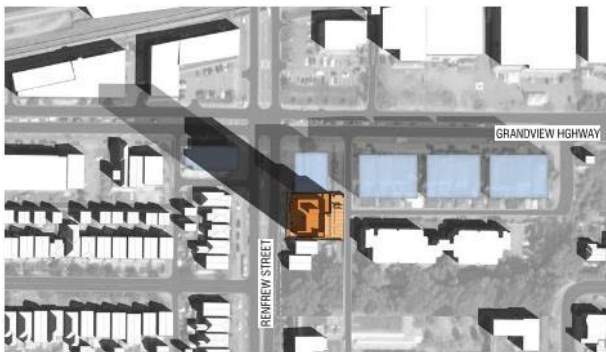
North Elevation



South Elevation



Shadow Studies at Fall Equinox



* * * * *

**2928-2930 Renfrew Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To rezone the site from C-1 to CD-1 to allow for a 12-storey residential building with 76 social housing units under the *Rupert and Renfrew Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide 76 social housing units secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 1,122 sq. m (12,077 sq. ft.))	1.2	4.5
Buildable Floor Space (sq. m)	1,346	5,049
Land Use	Mixed-Use	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ^{1,2}	\$0
TOTAL	\$0

Other Benefits (non-quantified components):

76 dwelling units which will be secured for social housing for longer of 60 years and the life of the building with a requirement that all dwelling units be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance.

¹ Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2023 and the proposed 5,049 sq. m (54,347 sq. ft.) of residential floor area, the project would qualify for an exemption valued at \$1,927,153.

² DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

* * * * *

**2928-2930 Renfrew Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
2928 and 2930 Renfrew Street	006-804-829 006-866-441 006-866-468	Lot 4 Block A Section 43 Town of Hastings Suburban Lands Plan 11660 Lot 5 Block A Section 43 Town of Hastings Suburban Lands Plan 11660 Lot 6 Block A Section 43 Town of Hastings Suburban Lands Plan 11660

APPLICANT INFORMATION

Applicant	General Manager of Arts, Culture and Community Services
Developer	British Columbia Housing Management Commission (BC Housing)
Architect	S2 Architecture
Property Owner	City of Vancouver

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Recommended
Zoning	C-1	CD-1
Site Area	1,122 sq. m (12,077 sq. ft.)	1,122 sq. m (12,077 sq. ft.)
Land Use	Mixed Use	Residential
Maximum FSR	1.2	4.5
Maximum Height	10.7 m (35 ft.)	42.5 m (139 ft.) top of L11 parapet 49.0 m (161 ft.) top of roof parapet
Floor Area	1,346 sq. m (14,488 sq. ft.)	5,049 sq. m (54,347 sq. ft.)
Unit Mix	N/A	76 studio units
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law
Natural Assets	No existing on-site bylaw trees or street trees	Approximately 4 new on-site trees to be planted.

* * * * *