

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

MEETING

Wednesday, May 7, 2025

1:00 pm

28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <https://www.metrovancover.org>

A G E N D A

A. ADOPTION OF THE AGENDA

1. May 7, 2025 Meeting Agenda

That the Housing Committee adopt the agenda for its meeting scheduled for May 7, 2025 as circulated.

B. ADOPTION OF THE MINUTES

1. November 8, 2024 Meeting Minutes

That the Housing Committee adopt the minutes of its meeting held November 8, 2024 as circulated.

pg. 5

2. March 5, 2025 Meeting Minutes

That the Housing Committee adopt the minutes of its meeting held March 5, 2025 as circulated.

pg. 9

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Riverside Drive Affordable Housing Project – DASH Feasibility

pg. 12

Executive Summary

The Digitally Accelerated Standardized Housing (“DASH”) project aims to accelerate the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has been working with the DASH team to investigate opportunities to integrate the DASH approach into two pilot projects: Moray Place and Riverside Drive. This report provides an overview of the implications of integrating the DASH system for the Riverside Drive development.

Initial investigations into the feasibility of incorporating the DASH system into the development have identified opportunities for using standard unit types based on a reference design, using extended building information modelling (BIM), and incorporating prefabricated kit of part components with anticipated savings to the project timeline, particularly at the construction stage. As a pilot project, cost savings for materials are not yet anticipated, with project costs estimated to be similar cost to traditional light wood-frame construction. As the number of DASH projects increases, the scaling of production will result in both time and material cost savings.

Recommendation

That the MVHC Board direct staff to proceed with integrating the Digitally Accelerated Standardized Housing (DASH) system into the design and construction of the District of North Vancouver Riverside Drive Metro Vancouver Housing project.

2. 2025 Update on Regional District Sustainability Innovation Fund Projects – Housing *pg. 38*

Executive Summary

This report provides an update on seven Metro Vancouver Housing projects that were approved for funding between 2020 and 2024 under the Regional District Sustainability Innovation Fund and are currently in-progress since the last update to the designated Standing Committee.

Many of the Metro Vancouver Housing Sustainability Innovation Fund projects include a design phase and capital for delivery of a pilot system with a number of projects now moving to the construction stage. The projects are as follows:

- Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
- Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
- 1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
- Decarbonized On-Demand Domestic Hot Water Systems
- Living Building Challenge for Existing Affordable Housing Projects
- Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings
- Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods

SIF projects in housing are positioned to result in approaches that both further regional sustainability objectives, and result in continuous improvements for Metro Vancouver Housing by demonstrating new approaches with cost and time savings for housing delivery.

Recommendation

That the MVRD Board receive for information the report titled “2025 Update on Regional District Sustainability Innovation Fund Projects – Housing”, dated April 10, 2025.

3. Manager’s Report *pg. 53*

Recommendation

That the Housing Committee receive for information the report dated April 25, 2025, titled “Manager’s Report”.

F. INFORMATION ITEMS

G. OTHER BUSINESS

H. RESOLUTION TO CLOSE MEETING

Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

That the Housing Committee close its meeting scheduled for May 7, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

I. ADJOURNMENT

That the Housing Committee adjourn its meeting of May 7, 2025.

Membership:

Ruimy, Dan (C) – Maple Ridge

Towner, Teri (VC) – Coquitlam

Binder, Rod – Delta

Buchanan, Linda –North Vancouver City

Campbell, Ruby – New Westminster

Hepner, Gordon – Surrey

McNulty, Bill – Richmond

Meiszner, Peter – Vancouver

Pollock, Glenn – Port Coquitlam

Pratt, Michael – Langley Township

Tetrault, Daniel – Burnaby

METRO VANCOUVER REGIONAL DISTRICT HOUSING COMMITTEE

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 9:00 am on Friday, November 8, 2024 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Director Dan Ruimy, Maple Ridge
 Vice Chair, Director Brenda Locke, Surrey*
 Director Linda Buchanan, North Vancouver City* (arrived at 9:03 am)
 Director Gordon Hepner, Surrey
 Director Dylan Kruger, Delta
 Director Bill McNulty, Richmond
 Director Peter Meiszner, Vancouver
 Councillor Glenn Pollock, Port Coquitlam
 Councillor Daniel Tetrault, Burnaby (arrived at 9:08 am)
 Director Teri Towner, Coquitlam

*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

MEMBERS ABSENT:

Director Steve Ferguson, Langley Township

OTHERS PRESENT:

Cleo Corbett, Senior Specialist, Municipal Relations, Canada Mortgage and Housing Corporation
 Helen Goodland, Principal, SCIUS Advisory
 Andrew Middleton, Specialist, Multi-Unit Client Solutions, Canada Mortgage and Housing Corporation

STAFF PRESENT:

Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing
 Catherine Grosson, Legislative Services Coordinator, Board and Information Services
 Jag Gill, Director, Housing Operations, Metro Vancouver Housing
 Jessica Hayes, Program Manager, Housing Policy and Planning, Regional Planning and Housing Services

A. ADOPTION OF THE AGENDA

1. November 8, 2024 Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its meeting scheduled for November 8, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES**1. October 4, 2024 Meeting Minutes****It was MOVED and SECONDED**

That the Housing Committee adopt the minutes of its meeting held October 4, 2024 as circulated.

CARRIED**C. DELEGATIONS**

No items presented.

D. INVITED PRESENTATIONS

9:03 am Director Buchanan arrived at the meeting.

1. Helen Goodland, Principal, SCIUS Advisory

Subject: DASH Project Overview

Helen Goodland provided members with a presentation titled “Digitally Accelerated Standardized Housing” which outlined work, funded by BC Housing, focused on creating open-source blueprint designs, and premanufactured kits and suite designs. They informed members that if municipalities were to streamline their zoning regulations to support this type of construction this would assist in the creation of more housing supply by reducing risk levels, creating efficiencies, and generating cost savings for developers.

9:08 am Councillor Tetrault arrived at the meeting.

2. Cleo Corbett, Senior Specialist, Municipal Relations, Canada Mortgage and Housing Corporation

Andrew Middleton, Specialist, Multi-Unit Client Solutions, Canada Mortgage and Housing Corporation

Subject: CMHC Update and Frequent Builder Program

Cleo Corbett and Andrew Middleton provided members with a presentation titled “Metro Vancouver Housing Committee” which outlined that Metro Vancouver Housing Corporation has been recognized by the Canada Mortgage and Housing Corporation (CMHC) as a Frequent Builder. Members were informed that the CMHC’s Frequent Builder Initiative provides financial benefits and incentives. They also provided members with information about other CMHC funding initiatives that MVHC and member jurisdictions may apply for that focus on affordability, the development of purpose-built rental housing, and innovative housing solutions. They noted that Metro Vancouver’s Rental Housing Blueprint project (Item E1) part of the DASH project has received CMHC Level Up funding and drawing a parallel to the “Victory Houses” that were developed to solve the post war housing needs.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**1. Streamlining Rental Housing through Standardized Designs and Regulations: Project Update**

Report dated November 4, 2024 from Jessica Hayes, Program Manager, Housing Policy and Planning, Regional Planning and Housing Services providing the Housing Committee with an update on the Rental Housing Blueprint project to streamline the delivery of six-storey rental apartment housing through simplification of regulatory requirements and standardized design approaches, including resources available for member jurisdictions to advance implementation.

Jessica Hayes provided members with a verbal update on MVH's involvement in the project, and that the project is advancing rapidly and meeting timelines.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated November 4, 2024, titled "Streamlining Rental Housing through Standardized Designs and Regulations: Project Update".

CARRIED**2. 2024 Canadian Multi-Residential Satisfaction Survey Results**

Report dated October 3, 2024 from Jag Gill, Director, Housing Operations, Metro Vancouver Housing informing the Housing Committee about the results of the 2024 Canadian Multi-Residential Satisfaction Survey and share findings related to Metro Vancouver Housing.

Jag Gill provided members with a verbal update on the positive feedback that Metro Vancouver Housing received in this survey that will be shared in a media release, and the possibility of participating in another survey in the future that allows Metro Vancouver Housing to receive feedback in more targeted areas of interest.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated October 3, 2024, titled "2024 Canadian Multi-Residential Satisfaction Survey Results".

CARRIED**3. Manager's Report**

Report dated October 14, 2024 from Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing providing the Housing Committee with an update on rent-geared-to income, rental vacancy, and housing operations.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated October 14, 2024, titled "Manager's Report".

CARRIED

F. INFORMATION ITEMS

No items presented.

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING**It was MOVED and SECONDED**

That the Housing Committee close its meeting scheduled for November 8, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
 - (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

I. ADJOURNMENT**It was MOVED and SECONDED**

That the Housing Committee adjourn its meeting of November 8, 2024.

CARRIED

(Time: 10:24 am)

Hadir Ali,
Legislative Services Coordinator

Dan Ruimy,
Chair

71886325

**METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:01 pm on Wednesday, March 5, 2025 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Director Dan Ruimy, Maple Ridge
Vice Chair, Director Teri Towner, Coquitlam
Director Rod Binder, Delta
Director Linda Buchanan, North Vancouver City
Councillor Ruby Campbell, New Westminster
Director Gordon Hepner, Surrey
Director Bill McNulty, Richmond
Director Peter Meiszner, Vancouver
Councillor Glenn Pollock, Port Coquitlam
Councillor Michael Pratt, Langley Township
Councillor Daniel Tetrault, Burnaby

STAFF PRESENT:

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing
Hadir Ali, Legislative Services Coordinator, Board and Information Services
Jessica Hayes, Program Manager, Housing Policy and Planning
Jag Gill Klair, Director, Housing Operations, Metro Vancouver Housing

A. ADOPTION OF THE AGENDA

1. March 5, 2025 Meeting Agenda

It was MOVED and SECONDED

That the Housing Committee adopt the agenda for its meeting scheduled for March 5, 2025 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. February 5, 2025 Meeting Minutes

It was MOVED and SECONDED

That the Housing Committee adopt the minutes of its meeting held February 5, 2025 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**1. Crown Manor – Deep Renewal Secured Grant Funding**

Report dated February 26, 2025, from Jag Gill Klair, Director, Housing Operations, Metro Vancouver Housing (MVH), seeking approval from the Housing Committee and MVHC Board to amend the scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grant funding.

It was MOVED and SECONDED

That the MVHC Board approve:

- a) an amended scope for the Crown Manor Deep Renewal project to incorporate \$1.49 million in secured grants, which adjusts the project budget to \$6.3 million with no impact to Metro Vancouver Housing's contribution; and
- b) approve the pursuit of additional grants for the Crown Manor Deep Renewal project up to \$2 million from the Canada Greener Affordable Housing Program.

CARRIED

2. Manager's Report

Report dated February 19, 2025 from Michael Epp, Director, Housing Planning and Development, MVH providing the committee with an update on the Housing Committee's Work Plan and the Metro Vancouver Housing 10-Year Plan.

Jessica Hayes, Program Manager, Housing Policy and Planning provided the committee with a presentation titled "Metro Vancouver Housing 10-Year Plan Update" highlighting MVH's 10-year plan and project targets.

It was MOVED and SECONDED

That the Housing Committee receive for information the report dated February 19, 2025, titled "Manager's Report".

CARRIED

F. INFORMATION ITEMS

No items presented.

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the Housing Committee close its meeting scheduled for March 5, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

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- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
- 90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

I. ADJOURNMENT

It was MOVED and SECONDED

That the Housing Committee adjourn its meeting of March 5, 2025.

CARRIED

(Time: 1:28 pm)

Hadir Ali,
Legislative Services Coordinator

Dan Ruimy,
Chair

74571993



To: Housing Committee

From: Joanna Kolakowska, Housing Construction Manager, Metro Vancouver Housing

Date: April 15, 2025

Meeting Date: May 7, 2025

Subject: **Riverside Drive Affordable Housing Project – DASH Feasibility**

RECOMMENDATION

That the MVHC Board direct staff to proceed with integrating the Digitally Accelerated Standardized Housing (DASH) system into the design and construction of the District of North Vancouver Riverside Drive Metro Vancouver Housing project.

EXECUTIVE SUMMARY

The Digitally Accelerated Standardized Housing (“DASH”) project aims to accelerate the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has been working with the DASH team to investigate opportunities to integrate the DASH approach into two pilot projects: Moray Place and Riverside Drive. This report provides an overview of the implications of integrating the DASH system for the Riverside Drive development.

Initial investigations into the feasibility of incorporating the DASH system into the development have identified opportunities for using standard unit types based on a reference design, using extended building information modelling (BIM), and incorporating prefabricated kit of part components with anticipated savings to the project timeline, particularly at the construction stage. As a pilot project, cost savings for materials are not yet anticipated, with project costs estimated to be similar cost to traditional light wood-frame construction. As the number of DASH projects increases, the scaling of production will result in both time and material cost savings.

PURPOSE

To report back on the results of an exploration of the DASH system and to seek direction to designate the Riverside Drive project as a pilot for the DASH system and proceed with its implementation.

BACKGROUND

The report titled “Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration” dated January 13, 2025 (Attachment #1) authorized the exploration of the Digitally Accelerated Standardized Housing (DASH) system at Riverside Drive and provided direction to report back with the results of the exploration. Funding from the Strategic Innovation Fund (SIF) has been previously approved to advance standardized designs for multifamily rental housing with MVH demonstration projects anticipated to be supported through the grant.

OVERVIEW OF THE RIVERSIDE DRIVE DEVELOPMENT

Riverside Drive is a Phase 2 MVH housing project located in the District of North Vancouver. It is a partnership between MVH and DNV, with the District providing a land lease to facilitate the development. A preliminary concept for the site with a minimum of 65 units over 6 storeys was presented to MVHC Housing Committee in July 2023 and was endorsed by the MVHC Board.

Integra Architects was hired in the fall of 2024 to advance the project design. To reach the targets set out in the Metro Vancouver Housing 10-Year Plan, as well as the requirements of funding partners, the project includes:

- Designed to meet high energy performance, GHG reduction, and sustainable building design targets as dictated by CMHC's Affordable Housing Fund Sustainability Requirements and the BC Housing Design Guidelines and Construction Standards;
- Accessible and age-friendly: All units and common areas as universal and meeting the 2024 BCBC Adaptable requirements, with 6% accessible enhanced units, meeting all relevant funding (CMHC Affordable Housing Fund and BC Housing Design Guidelines), municipal and provincial requirements;
- Family-oriented with diverse housing sizes: 80 units with 48% (38 units) of total to be two and three bedroom units;
- Indoor and outdoor amenity spaces to support people of all ages and abilities;
- In-home childcare residential unit for up to eight children, meeting provincial, Health Authority, and municipal design requirements (to be confirmed); and
- Designed to meet the requirements of potential funding partners including BC Housing's Community Housing Fund and CMHC's Affordable Housing Fund.

APPLYING THE DIGITALLY ACCELERATED STANDARDIZED HOUSING SYSTEM

This report details the findings of the exploration of the feasibility of integrating the DASH system at Riverside Drive including applying standardized unit plans, panelization and prefabricated components, and a Building Information Modelling system. The implications of these approaches are outlined below.

Standardized Unit Plans

The overall building plan is largely able to accommodate the standardized unit layouts put forth in the reference building designs as part of the DASH initiative. The unit designs closely mirror that of the DASH architectural design modules with some minor deviation to allow for coordination of requirements across BC Housing, District of North Vancouver and CMHC as well as to accommodate unique site conditions. Refer to Attachment #2.

Panelized Wall System

The design team for the Riverside Drive project is working with the DASH team utilizing an AI powered configurator to standardize exterior envelope panels to allow manufacturing by a growing number of suppliers who are part of the DASH supply chain. To date, no project specific issues have been identified which would prevent this standardization and the team will receive feedback from the configurator on the break-down of panels and a preliminary estimate of total lumber required for construction by the end of April 2025.

Structural System

Utilizing a structural system of cross laminated timber (CLT) balloon framing is an integral part of furthering the DASH initiative objectives as the system is mostly prefabricated, resulting in quicker installation times compared to traditional wood-frame construction. New seismic requirements introduced in the 2025 BC Building Code mean that all buildings will need to incorporate new approaches to building structure. It is anticipated that the cost of the CLT balloon framing system will be similar to other approaches to meet the newly augmented code requirements.

While applying a CLT balloon frame system to Riverside Drive will result in quicker construction, it introduces potential scheduling risks during design, as this system will require testing and reporting to be permitted. Timber Engineering (DASH consultants) are conducting testing on CLT shear wall connections. Additionally, fire stopping details between floors that work with a CLT system are not typical due to the novelty of the system. These are achievable but will also require an alternate solution submission, posing approvals risk and potential timeline extension. BC Housing are directly involved in the development of the DASH system and are exploring deploying the system more broadly. This support mitigates risk as work to refine the solutions will be conducted in close coordination with the broader DASH team.

Building Information Modelling (BIM)

Building Information Modelling is an emerging standard within the construction industry and had been anticipated on the project prior to the exploration of DASH feasibility. The specific DASH requirements for the management of the BIM scope have been added to the pre-construction services to be performed by the Construction Manager. BIM has a minimal upfront cost, which is already included in the project budget. A key benefit of BIM observed on previous projects has been to minimize change orders that arise due to missed design coordination on a typical project.

Schedule Implications

The incorporation of the CLT structural system relies on having peer reviewed testing results available at the time of proposed Building Permit submission (early 2026). This testing is independent of the project, and not under MVH control. Should the testing results not be available (or not be favourable) in time for the permit submission of the Riverside project, the team can mitigate the risk to the project timeline by reverting to a platform framed structure. Redesign time is expected to be approximately an additional two months.

With the exception of the above noted risk, the project team is confident that the project timeline can be met or improved through construction schedule time savings. Time savings from the construction schedule may be partially offset by increased design coordination due to the novel nature of this pilot project and faster construction time. For future projects, lessons learned from this additional design coordination will be applied to reduce the design timeline, resulting in an overall time savings to DASH projects.

Tender Implications

The DASH team has been working on expanding the supply chain of manufacturers who are able to bid on standardized panels. There are six suppliers currently participating in the initiative with a further cohort undergoing on-boarding. It is anticipated that at the time of tendering this project, there will be multiple local and Canadian manufacturers able to provide the offsite components. Should the CLT system be pursued, currently the only approved structural tie down connections are available from a New Zealand company and would be single sourced. The project team continues to monitor potential impacts related to the ongoing tariff situation.

NEXT STEPS AND PROJECT TIMELINE

If directed to continue with incorporating the DASH system, the project would proceed according to the established timeline and milestones:

Construction Manager Contract Award (Preconstruction Services): Q2 2025

Design Development & Development Permit Approvals: Q3 2025 – Q2 2026

Design Development & Building Permit Approvals: Q1 2026 – Q4 2026

Construction Tender: Q4 2026

Construction: Q4 2026 – Q1 2029

ALTERNATIVES

1. That the MVHC Board That the MVHC Board direct staff to proceed with integrating the Digitally Accelerated Standardized Housing (DASH) system into the design and construction of the District of North Vancouver Riverside Drive Metro Vancouver Housing project.
2. That the MVHC Board receive for information the report dated April 15, 2025, titled “Riverside Drive Affordable Housing Project – DASH Feasibility”.

FINANCIAL IMPLICATIONS

Cost estimates from the consultants and from the quantity surveyor were submitted in April 2025 and reviewed by MVH staff and are within the parameters of the current budget. Once a construction manager is selected for the project, further cost optimization will be pursued with an emphasis to take advantage of any schedule improvements made possible through the utilization of the DASH system. Schedule improvements are anticipated to reduce overall cost.

If Riverside Drive is advanced as a DASH project, Board-approved funding of \$300,000 from the Sustainability Innovation Fund (SIF) would be applied to this demonstration project.

OTHER IMPLICATIONS

Piloting the DASH system on MVH projects is a component of BC Housing and MVH’s joint successful application to the Housing Supply Challenge resulting in \$4M in federal funding. Learnings from pilots on MVH and BC Housing sites and the further development of the DASH system and supply ecosystem have significant potential to contribute to enhanced delivery of housing more broadly.

CONCLUSION

It is recommended that the MVHC Board authorize proceeding with integrating the Digitally Accelerated Standardized Housing (DASH) system into the design and construction of the District of North Vancouver Riverside Drive affordable housing project. MVH staff have completed the feasibility investigations for incorporating the DASH system and have identified opportunities for using standard unit types based on the Rental Housing Blueprint project, utilizing extended building information modelling (BIM), and incorporating prefabricated kit of part components with potential savings to project cost and timeline. If directed to proceed, these options will be further explored with the architectural and construction teams.

ATTACHMENTS

1. “Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration” dated, Feb 05, 2025.
2. Riverside Unit Plans dated, Mar 10, 2025.

74769721

To: Housing Committee

From: Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing

Date: January 13, 2025 Meeting Date: February 5, 2025

Subject: **Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration**

RECOMMENDATION

That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled “Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration”.

EXECUTIVE SUMMARY

As part of the Rental Housing Blueprint project (Reference 1), a Metro Vancouver Housing (MVH) Pilot project was contemplated for exploration, with funding through the Sustainability Innovation Fund project. Since this time, the project objectives have been augmented with additional CMHC funding and MVH has been working with BC Housing and other partners on DASH (Digitally Accelerated Standardized Housing).

The Digitally Accelerated Standardized Housing (“DASH”) project is focused on accelerating the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has the opportunity to work with the DASH project team to investigate opportunities to integrate the DASH approach within the Moray Place and Riverside Drive housing development projects, two forthcoming MVH projects confirmed as part of Phase 2 and 3 of MVH’s expansion plan. This report provides a DASH project update and overview of MVH specific activities, including pilot project opportunities at Moray Place and Riverside Drive.

PURPOSE

To seek direction to explore applying the DASH project approach to Metro Vancouver Housing projects at Moray Place in Port Moody and Riverside Drive in the District of North Vancouver and to provide the Housing Committee and MVHC Board with an update on the Digitally Accelerated Standardized Housing (“DASH”) project.

BACKGROUND

In February 2024, the Rental Housing Blueprint project was awarded multi-year funding through the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) to explore standardized approaches to streamline multi-family affordable rental housing delivery, including an MVH demonstration project. The project has since been augmented through additional funding through the Canada Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 –

Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration

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‘Level Up’. BC Housing and other partners are progressing with the development of a systematic approach for standardizing buildings (“DASH”).

This report provides a project update and seeks direction to work with the DASH project team to investigate opportunities to integrate the DASH approach at Moray Place in Port Moody and Riverside Drive in the District of North Vancouver, two forthcoming MVH development projects endorsed as part of Phase 2 and 3 of MVH’s expansion plan.

PROJECT CONTEXT

The Rental Housing Blueprint project was initiated in 2023 by Metro Vancouver to streamline multi-family rental housing delivery through standardization and modern construction methods. In 2023, 11 member jurisdictions confirmed their interest in co-creating a standardized regulatory approach, which resulted in the development of an opt-in standardized and simplified regulatory approach for six-storey rental buildings which will be presented to the Regional Planning Committee and MVRD Board in March 2025. Concurrently, Metro Vancouver has been working with BC Housing and other partners on the DASH (Digitally Accelerated Standardized Housing) project which is focused on creating innovative digital tools that standardize and accelerate the design and construction of mid-rise multi-family housing. The DASH project complements and augments MVH’s Sustainability Innovation Fund (SIF) project to streamline the delivery of rental housing, which contemplates an MVH pilot project.

DASH OVERVIEW

The DASH project is led by BC Housing, with Metro Vancouver as a key partner, and will produce a comprehensive platform to accelerate housing delivery comprised of reference designs optimized for prefabrication and aligning with the 2024 BC Building Code and BC Housing design standards. DASH standardized designs are based on a “kit-of-parts,” which includes standard unit types and building components and is designed to be flexible to be easily adapted to different sizes and types of sites. The DASH system applies a digital approach at all stages of the design, approval and construction process, including:

- **Rapid Prototyping:** Using rules-based generative design software to rapidly generate multiple viable building concepts for a site that fit with the standard regulation requirements and reference building design elements.
- **Schematic Design:** Site concepts can be quickly expanded into more detailed designs by using and adapting the elements from open-source plan sets (reference building designs). This includes “modules” for units and structural elements which are non-proprietary and “open source”, and which are designed to evolve based on experience of design consultants, manufacturers and builders.
- **Kit of Parts:** The project will make a prefabrication optimizer widely available including an online platform and library of parts. A software system will allow design teams to easily test and apply prefabricated components. Manufacturers will have the ability to upload products to the library of parts.
- **Building Information Modelling (BIM):** The design process will be integrated throughout using BIM – a system which creates a precise, three-dimensional set of plans and reduces waste from conflicts and errors in construction.

Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration

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- **Rapid Site Assembly:** The project is designed to progressively enable a greater percentage of building components to be produced off-site, starting with the simplest elements which can be easily produced and shipped, such as flat, open wall panels, and moving over time to include a full suite of building systems such as bathroom and kitchen pods, flooring, and structural elements.

The DASH system will further optimize manufacturing through an AI-enabled prefabrication configurator, which enhances the design-to-tender process for prefabricated interior and exterior components. The use of technology and moving toward off-site construction has the potential to reduce the cost of construction and speed up rental housing delivery, while delivering quality housing with high standards for livability and sustainability. Staff are exploring opportunities to test the DASH approach through demonstration pilot projects on MVH sites.

METRO VANCOUVER HOUSING DASH PILOT PROJECTS

Metro Vancouver Housing has been working closely as part of the DASH team to develop the “kit of parts” approach to simplifying the planning and construction of six-storey multifamily residential buildings. The kit of parts is being designed to optimize off-site construction possibilities, and includes innovations that have the potential to improve the efficiency of forthcoming MVH projects, for example:

- Standard unit layouts
- Wall and floor panels
- A wood frame and cross laminated timber scalable structural system
- Structural building cores
- Standard approach to mechanical systems
- Other standardized building components, including balconies.

MVH has two projects that are at the appropriate stages of design development where utilizing the DASH approach could be considered: Moray Place and Riverside Drive. These projects and the potential DASH applicability are outlined below. Projects with concrete construction and instream projects at more advanced design stages were not contemplated as the DASH system is a wood frame and retroactively applying the approach to instream projects would require redesign.

Moray Place (Port Moody)

MVH has identified the redevelopment of Moray Place in Port Moody as a forthcoming project in Phase 3 of the MVH expansion plan (2028 – 2030). The site is relatively large at 141,000 sq. ft. and is in a transit supported location. It is currently occupied by 52 townhome units at a density of 0.75 FSR. As a result, the site is well positioned for additional non-market homes.

Staff are working with Iredale Architecture to develop a concept plan for Moray Place. Given the early stage of design, the concept plan could apply the DASH approach. Metro Vancouver has met with City of Port Moody staff to introduce the potential approach to the site, which would include the use of standardized unit layouts and prefabricated components.

Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration

Housing Committee Regular Meeting Date: February 5, 2024

Page 4 of 5

Should staff receive direction to explore the application of DASH to this site, staff would bring forward more detailed information as part of a concept plan for review and consideration by the Housing Committee and MVHC Board in Q1 2025. This will include an analysis of the benefits and implications of applying the DASH approach to the site including cost, timing, construction and process implications.

Riverside Drive (District of North Vancouver)

In partnership with the District of North Vancouver, MVH's is pursuing a new development project on the Riverside Drive site in the District of North Vancouver. A concept for the site was endorsed in July 2023, which included 65 homes within a six-storey building.

MVH is now working with Integra Architecture on the detailed design. With Riverside Drive in the early design phases, the timing is ideal to explore integrating the DASH standard unit types and "kit-of-parts" into the project as an additional pilot, leveraging the significant expertise available as part of the DASH team and external funding opportunities. Should staff be directed to explore integrating the DASH approach in this project, the team would explore applying factory-built components and standard unit designs and staff would report back with implications in terms of cost, timing, construction, etc.

DASH project objectives include significantly reducing the overall time to deliver projects, which in turn results in substantial cost savings. Any incremental differences in material costs will be assessed by a third-party Quantity Surveyor in the next phase of the piloting process. As the approach is new, in addition to the potential benefits, there are risks associated. Benefits and risks would be explored and outlined in subsequent reports seeking direction on whether to proceed with the DASH approach on the Moray Place and Riverside Drive projects.

ALTERNATIVES

1. That the MVHC Board direct staff to explore integrating the Digitally Accelerated Standardized Housing (DASH) approach to forthcoming Metro Vancouver Housing developments at Moray Place and Riverside Drive and report back with the results of the exploration as per the report dated January 13, 2025 titled "Digitally Accelerated Standardized Housing: Metro Vancouver Pilot Projects for Exploration".
2. That the Housing Committee receive for information the report dated January 13, 2025 titled "Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration".

FINANCIAL IMPLICATIONS

Costs for consultant support related to the Rental Housing Blueprint project's standardized regulatory approach are included in the 2024 and 2025 Housing Policy and Planning work plan and supported through project-specific funding from the Metro Vancouver Regional District Sustainability and Innovation (SIF) Fund. \$2.13M has been allocated from SIF to support this work over three years, including a minimum allocation of \$1M to realize one or more pilot projects on MVH sites. In addition, the multi-agency DASH project has received prizes totaling \$4M through the CMHC Housing Supply Challenge Round 5 – Level Up and there is an opportunity to advance to the final stage of the Housing Supply Challenge, with an additional \$5M prize available. Costs associated

Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration

Housing Committee Regular Meeting Date: February 5, 2024

Page 5 of 5

with exploring the DASH design approach on Moray Place and Riverside Drive have been funded through the project prize award from CMHC and administered by BC Housing.

CONCLUSION

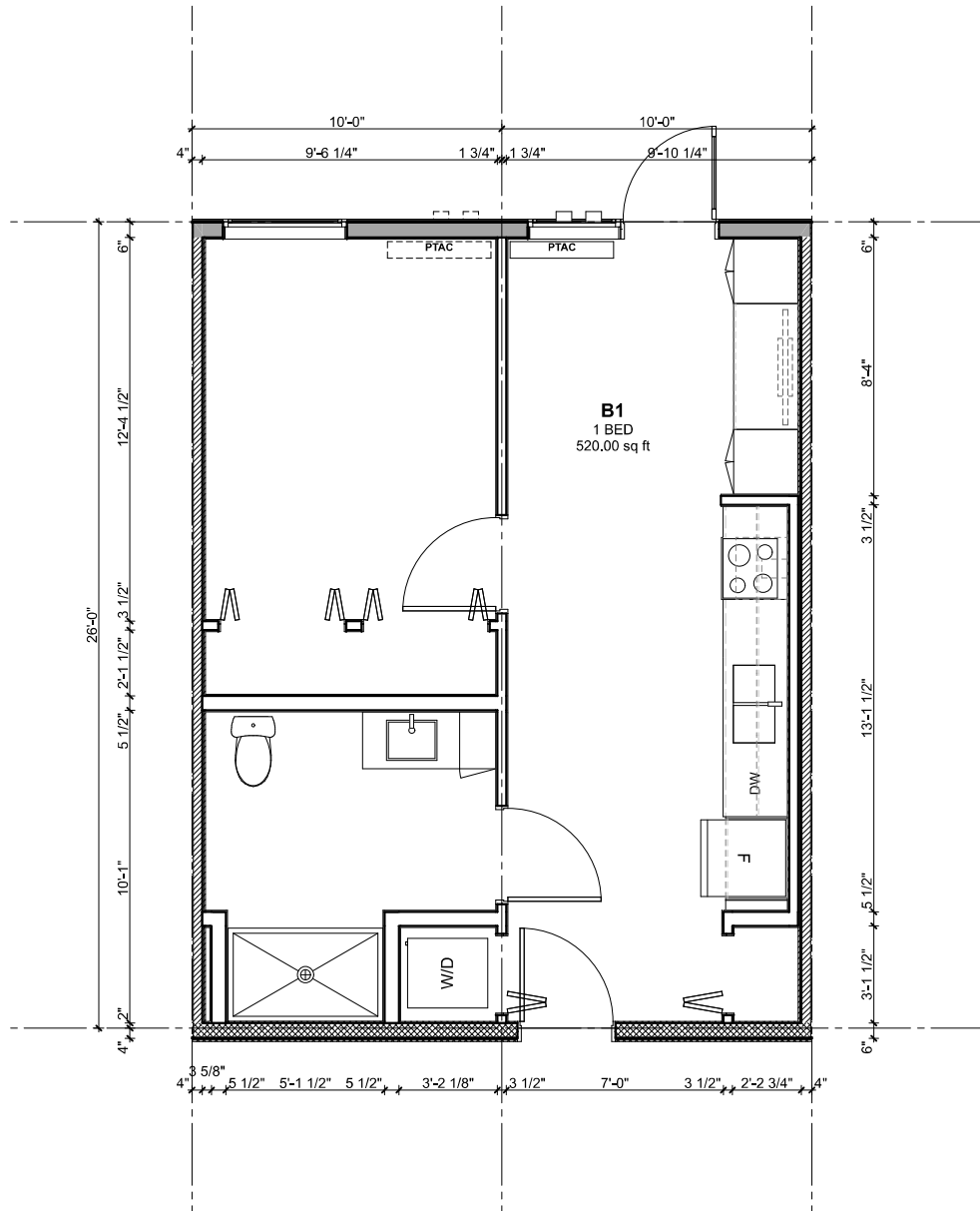
The Rental Housing Blueprint project seeks to streamline rental housing through standardized regulations and designs. In 2023, 11 member jurisdictions confirmed their interest in co-creating standardized regulations to expedite the delivery of rental housing. This phase of the project is complete and will be presented to the Regional Planning Committee and MVRD Board in March 2025. The second phase of the project has been advancing concurrently and will produce reference designs that are aligned with the standardized regulations, as part of the multi-agency DASH project.

This report provides a status update on the DASH project and seeks direction as it relates to Metro Vancouver Housing activities, which includes ongoing work on a concept plan for Moray Place, and detailed design for Riverside Drive. Staff will bring forward the Moray Place DASH concept plan for review and consideration by the Housing Committee and MVHC Board in Q1 2025. For both projects, staff will undertake a fulsome exploration of cost implications, timing implications, and risks associated with integrating the DASH approach in further planning.

REFERENCES

1. [Rental Housing Blueprint | Metro Vancouver](#)

71715542



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

B1

(PROJECT)

24666

(SCALE)

1/4" = 1'-0"

(DATE)

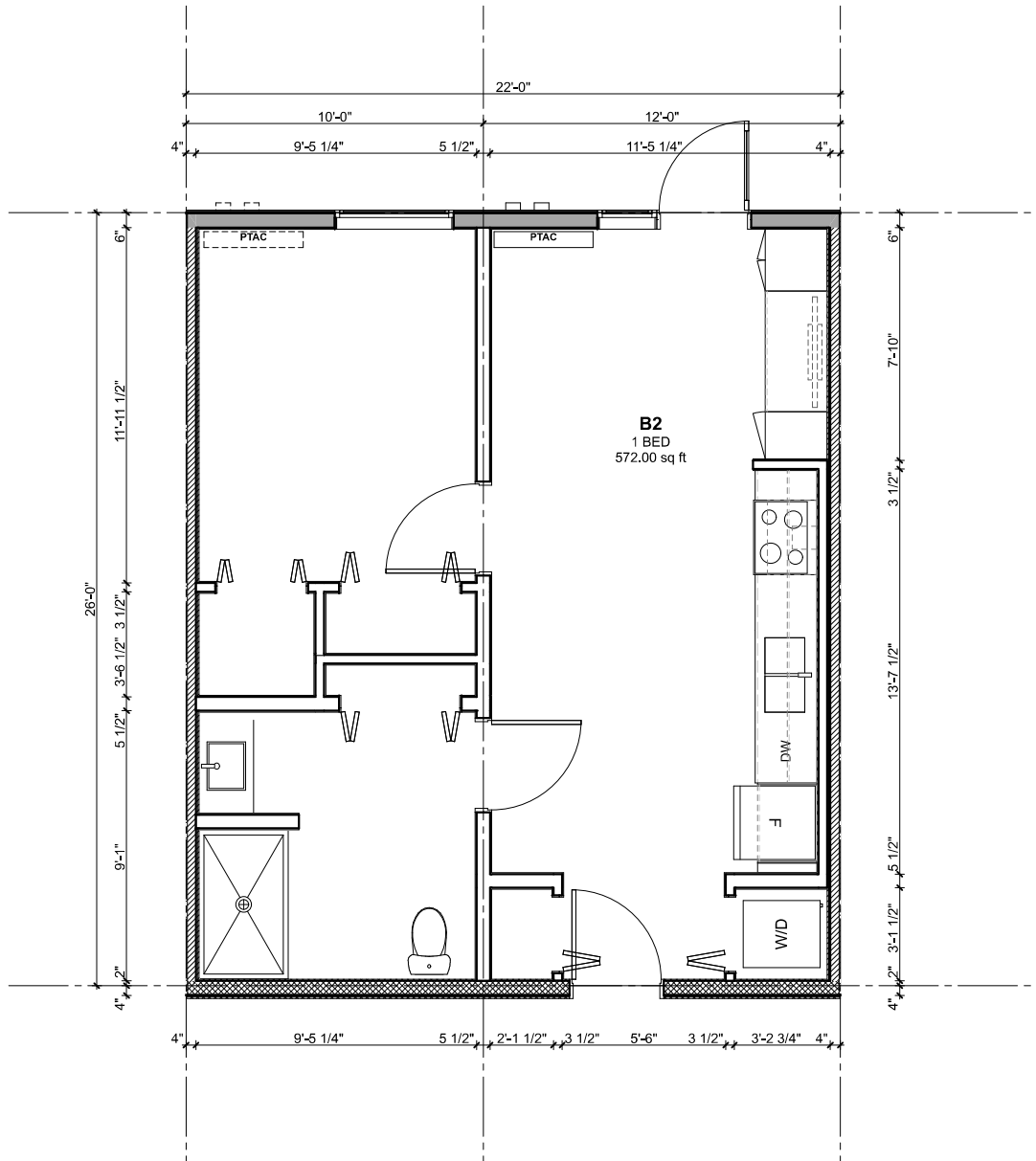
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(ISSUE)

UNIT PLANS

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(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

B2

(PROJECT)

24666

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(DATE)

MAR 10, 2025

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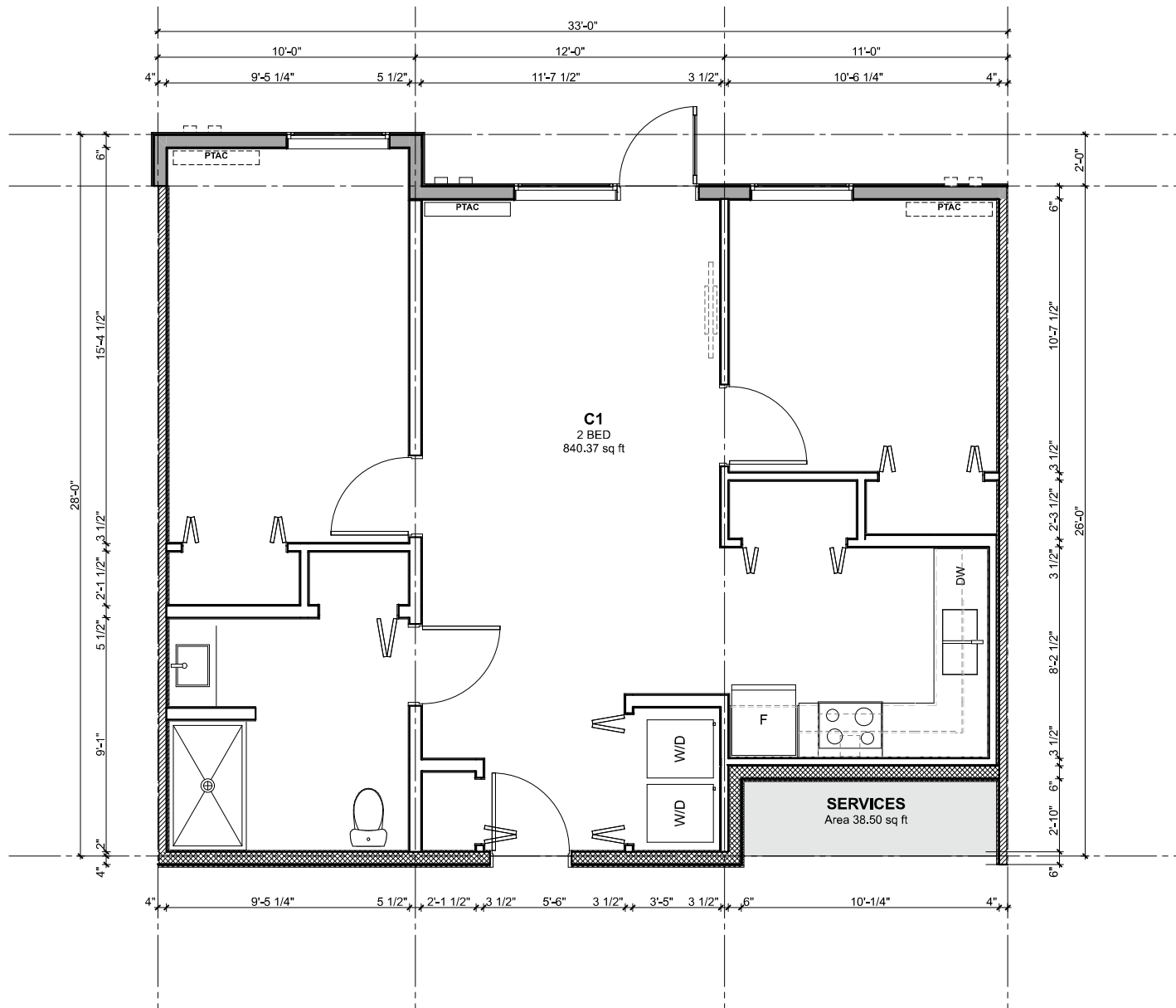
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(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C1

(PROJECT)

24666

(SCALE)

1/4" = 1'-0"

(DATE)

MAR 10, 2025

(ISSUE)

UNIT PLANS

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A-3.030



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(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C1 - NOTES

24666 (PROJECT)

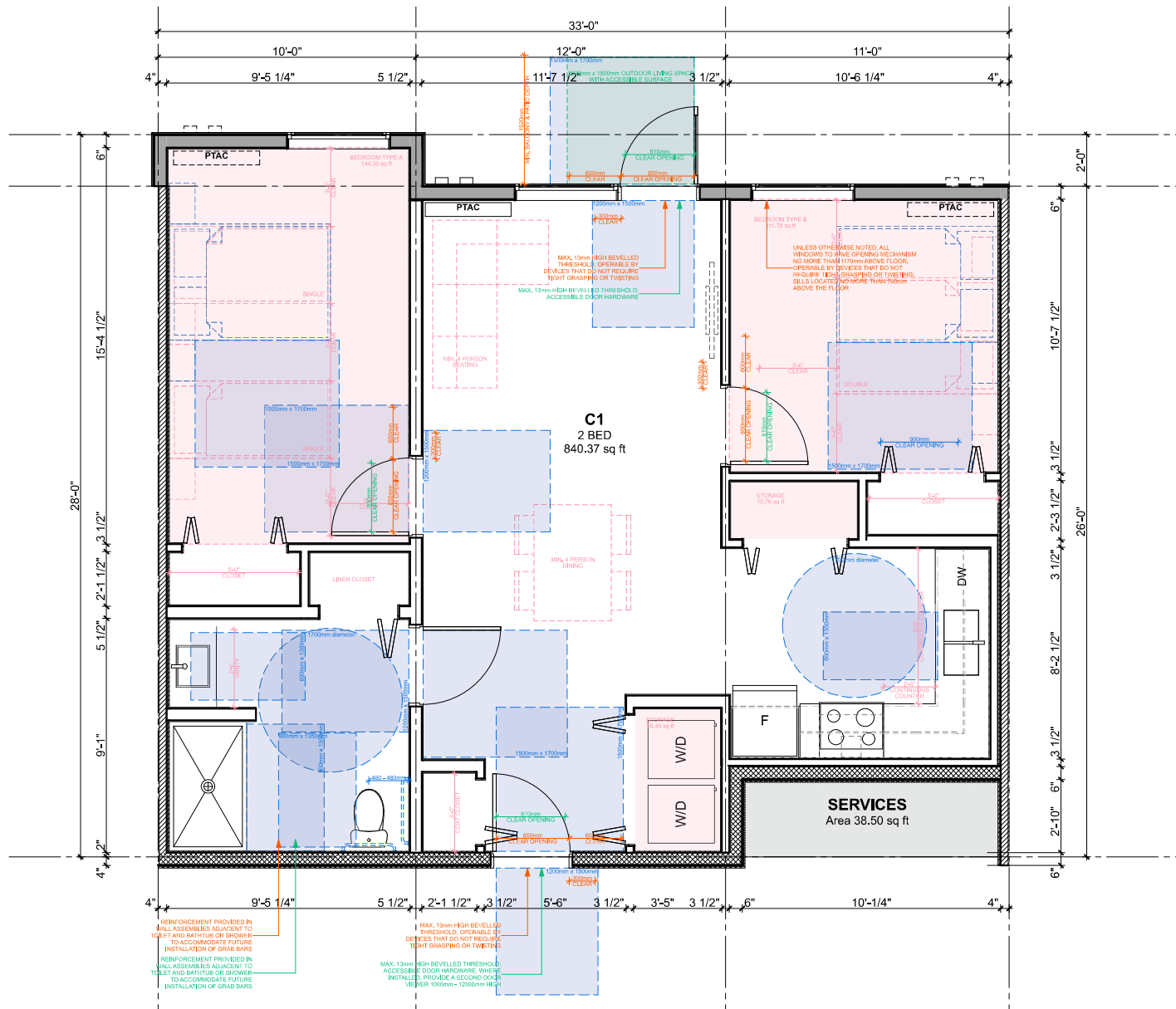
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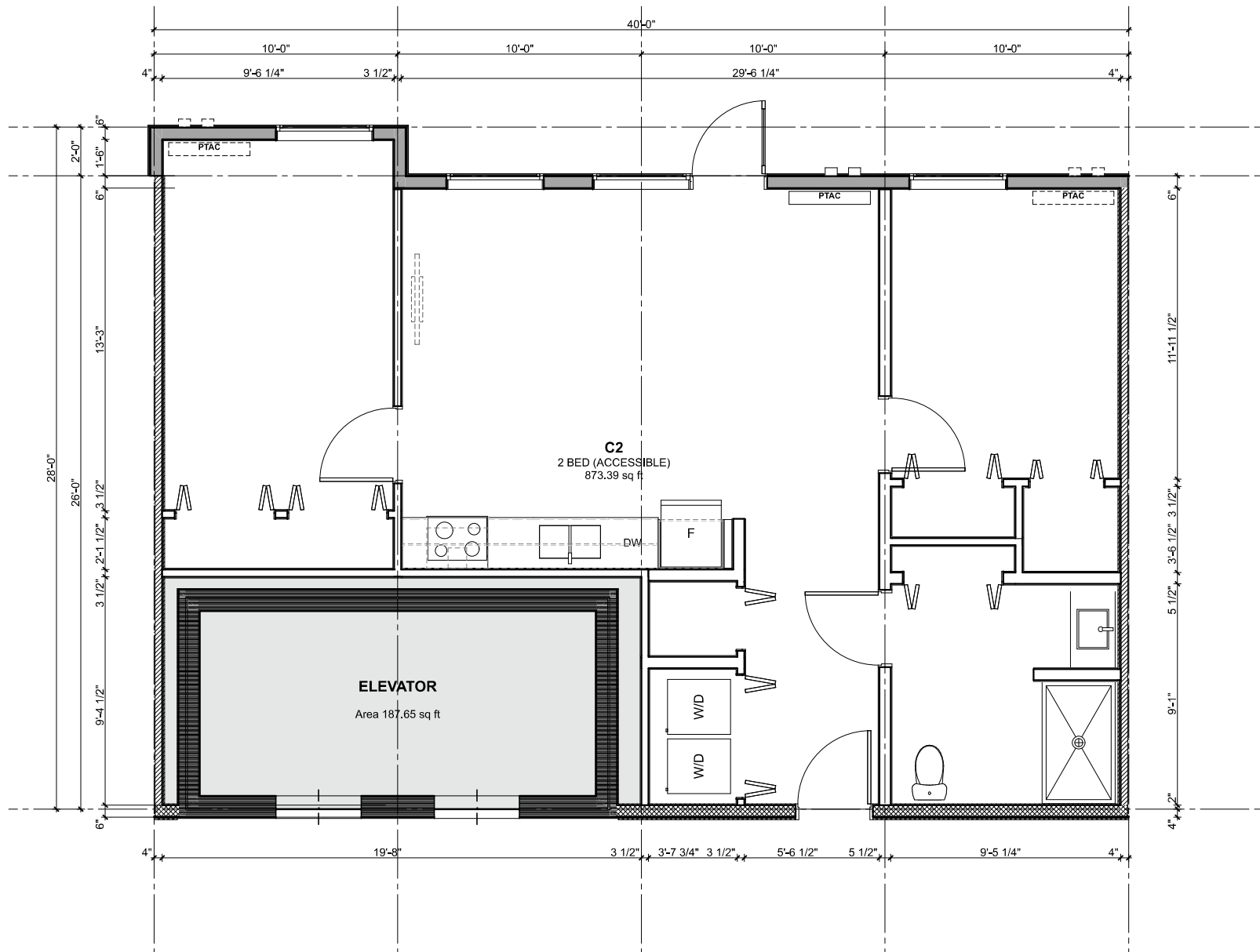
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(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C2

(PROJECT)

24666

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MAR 10, 2025

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UNIT PLANS

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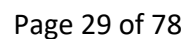
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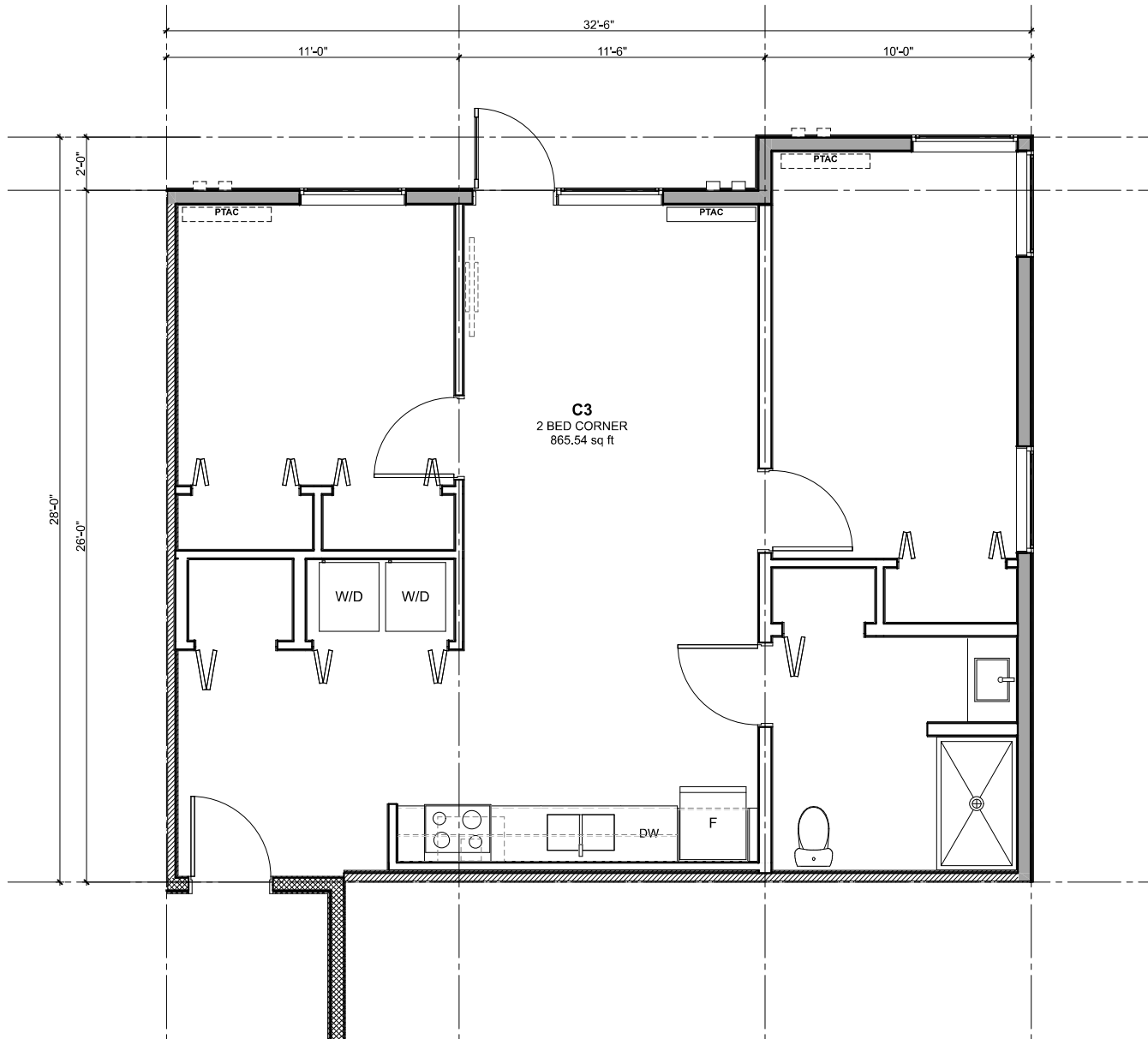


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(ARCHITECT SEAL)

(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C3

(PROJECT)

24666

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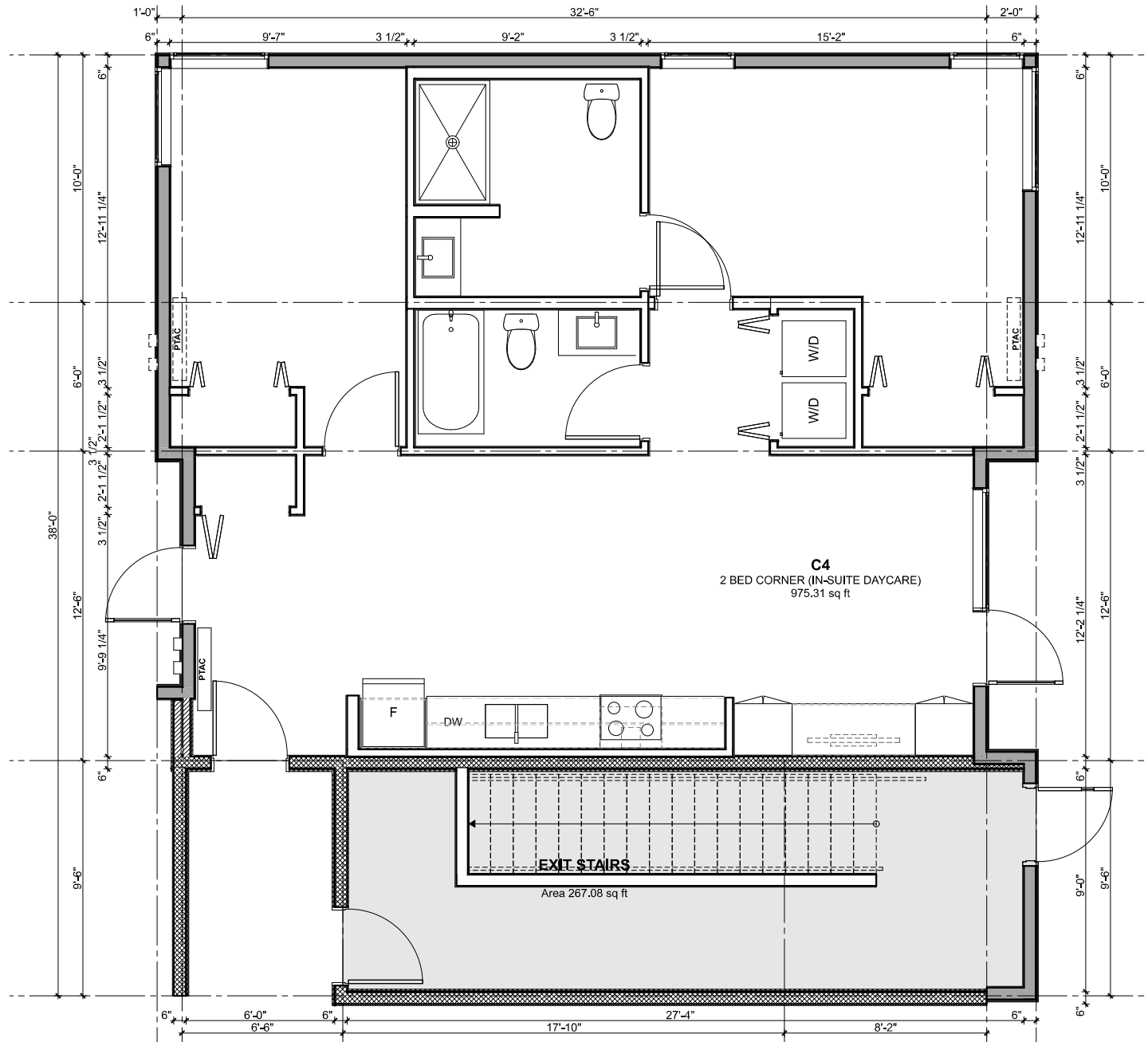
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(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C4 (L1)

(PROJECT)

24666

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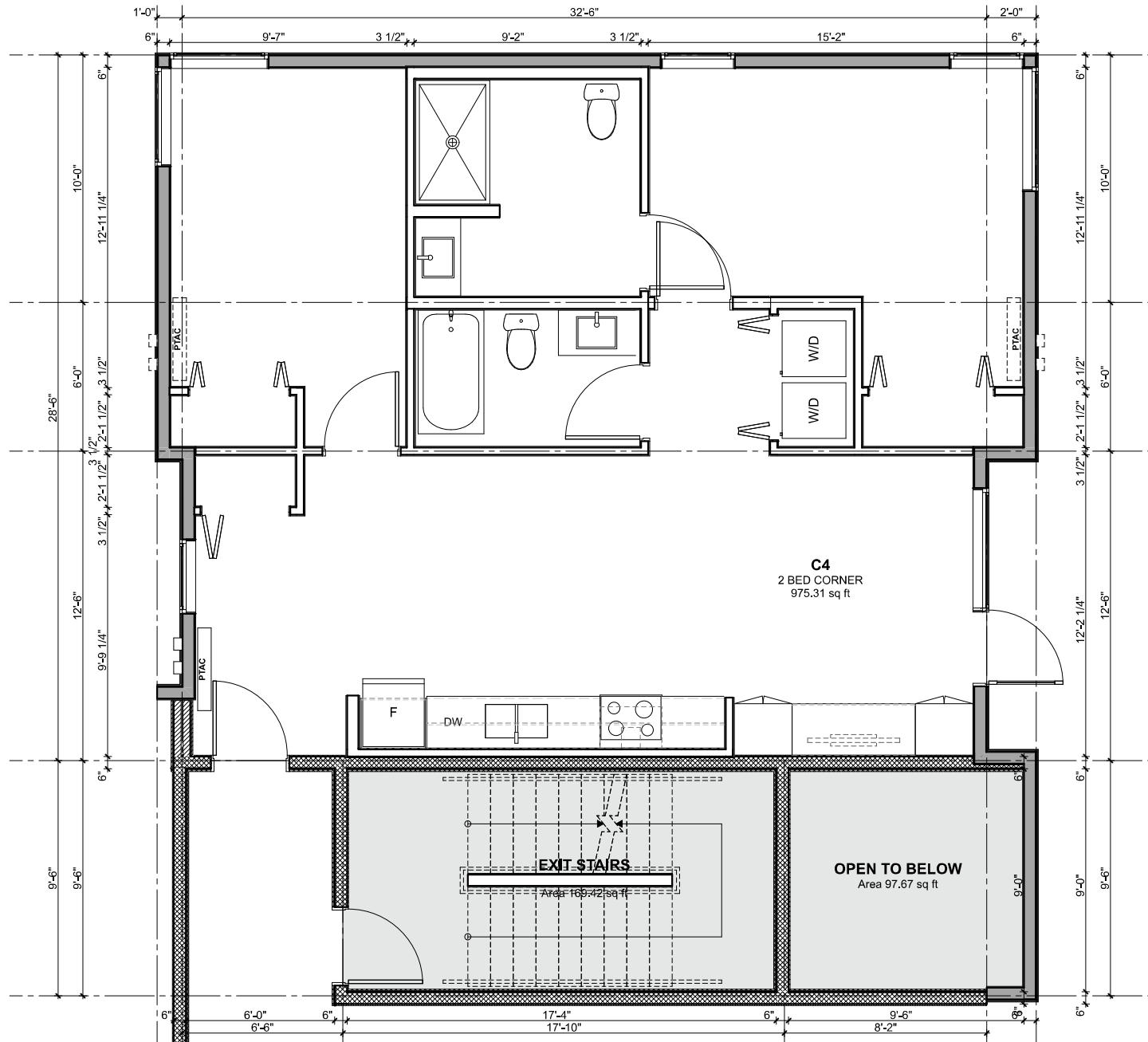
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(CLIENT)

**METRO VANCOUVER
HOUSING**

(PROJECT)

RIVERSIDE DRIVE

RIVERSIDE DR & OLD
DOLLARTON RD
DNV, BC

(TITLE)

C4 (L2)

(PROJECT)

24666

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MAR 10, 2025

(ISSUE)

UNIT PLANS

(DRAWING)

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A-3.071

To: Housing Committee

From: Jade Hume, Division Manager, Housing Construction, Metro Vancouver Housing

Date: April 10, 2025

Meeting Date: May 7, 2025

Subject: **2025 Update on Regional District Sustainability Innovation Fund Projects – Housing**

RECOMMENDATION

That the MVRD Board receive for information the report titled “2025 Update on Regional District Sustainability Innovation Fund Projects – Housing”, dated April 10, 2025.

EXECUTIVE SUMMARY

This report provides an update on seven Metro Vancouver Housing projects that were approved for funding between 2020 and 2024 under the Regional District Sustainability Innovation Fund and are currently in-progress since the last update to the designated Standing Committee.

Many of the Metro Vancouver Housing Sustainability Innovation Fund projects include a design phase and capital for delivery of a pilot system with a number of projects now moving to the construction stage. The projects are as follows:

- Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
- Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
- 1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
- Decarbonized On-Demand Domestic Hot Water Systems
- Living Building Challenge for Existing Affordable Housing Projects
- Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings
- Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods

SIF projects in housing are positioned to result in approaches that both further regional sustainability objectives, and result in continuous improvements for Metro Vancouver Housing by demonstrating new approaches with cost and time savings for housing delivery.

PURPOSE

To provide an update on the Metro Vancouver Housing projects funded under the Regional District Sustainability Innovation Fund that are currently in progress since the last annual update to the designated Standing Committee.

BACKGROUND

The Sustainability Innovation Fund program (Reference 1) supports regional sustainability and drives continuous improvement in the delivery of Metro Vancouver services by reducing emissions, protecting the environment, and advancing resilience. The Regional District, Water, and Liquid Waste Sustainability Innovation Funds have been in place since October 29, 2004, when the GVRD,

2025 Update on Regional District Sustainability Innovation Fund Projects – Housing

Housing Committee Regular Meeting Date: May 7, 2025

Page 2 of 5

GVWD, and GVS&DD Boards, respectively, approved their creation. In 2014, policies to guide and manage the Sustainability Innovation Funds were adopted by the respective Boards, with amendments in 2016 and 2021. The Policies require that the designated Standing Committee be kept updated on the deliverables, outcomes, and measurable benefits of the projects that have received funding. Projects funded wholly or in part by the Sustainability Innovation Fund program have been undertaken by Metro Vancouver in coordination with project partners since 2015.

Annually, Metro Vancouver staff submit applications for project funding, which are approved by the respective Standing Committees and Boards. The amount dispersed from the Sustainability Innovation Funds in any year is at the discretion of the respective Boards and depends on the merit of proposals submitted. Additionally, many projects amplify the financial contributions from the Sustainability Innovation Fund by leveraging external funding through partnerships, such as with the region's academic institutions.

At its February 21, 2025 meeting, the MVRD Board re-affirmed support for the Sustainability Innovation Fund program. The MVRD Board is responsible for overseeing the Regional District Sustainability Innovation Fund and reviewing and approving funding for projects from the Regional District functions. The Housing Committee is responsible for reviewing Regional District Sustainability Innovation Fund applications that fall within the Terms of Reference of the Committee and making recommendations to the MVRD Board, and also receives updates on in progress or recently completed projects.

STATUS OF REGIONAL DISTRICT SUSTAINABILITY INNOVATION PROJECTS – 2025 UPDATE

From 2015 to 2024, the Regional District Sustainability Innovation Fund has provided funding to a total of 54 projects. Of these projects, 28 have been completed, 22 are in progress and four have been discontinued. Of the 22 projects that are in progress, 10 are nearing completion, and are expected to be substantially complete by the end of 2025.

Of the 54 total projects funded by the Regional District Sustainability Innovation Fund, 10 are Metro Vancouver Housing projects. This report provides an update on the seven Housing projects that are in-progress and other Regional District project updates are being provided to the relevant Standing Committee (Air Quality and Climate Committee, Regional Parks Committee, and Regional Planning Committee). Table 1 provides budgetary information and project status, each Housing SIF project status outlined below and further details of each project can be found in Attachment 1.

2025 Update on Regional District Sustainability Innovation Fund Projects – Housing

Housing Committee Regular Meeting Date: May 7, 2025

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Table 1. Summary of Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing - 2025 Update

| Project | Total Funding Approved | Estimated Spent (as of March 31, 2025) | Status |
|---|------------------------|--|-------------|
| 2020 Approval Year | | | |
| Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure | \$200,000 | \$37,600 | In Progress |
| Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings | \$90,000 | \$0 | In Progress |
| 2023 Approval Year | | | |
| 1-In-50 Year Deep Energy Retrofit Project for Existing MURBs | \$970,000 | \$101,200 | In Progress |
| Decarbonized On-Demand Domestic Hot Water System | \$370,000 | \$300,000 | In Progress |
| Living Building Challenge (LBC) for Existing Affordable Housing Projects | \$200,000 | \$0 | In Progress |
| Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings | \$692,000 | \$238,700 | In Progress |
| 2024 Approval Year | | | |
| Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods | \$2,130,000 | \$96,200 | In Progress |
| TOTAL | \$4,652,000 | \$774,000 | |

Many of the Metro Vancouver Housing SIF projects include a design phase and capital for delivery of a pilot system with a number of projects now moving to the construction stage. Each project's status is described below and project descriptions are included in Attachment 1.

Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure

The funds spent to date have been used for consultant research and report preparation. The Pilot Project Plan will progress over 2025 and use the remaining approved SIF budget. Implementation may involve one or multiple sites and seek funding through a future SIF application.

Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings

Metro Vancouver Housing's Capital Maintenance team have been working with the Pembina Institute on a related project, Reframed. Pembina has been working with consultants and has produced a report that contains information that will complement this SIF project. A change to the BC Building Code has recently been released through the 2024 Edition. Our team was waiting for this update to the Code to align it with the project goals and outcomes. Metro Vancouver Housing staff will proceed with a study of Step Code implementation impact for building envelope rehabilitations of existing buildings.

1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings

Funds for this project to date have been used for the design. Construction is scheduled to begin in Q3 of 2025. The remaining funds are primarily dedicated to the execution of the design in construction.

Decarbonized On-Demand Domestic Hot Water Systems

The pilot system has been installed, but is not yet operational (building construction still in progress). The system is planned to be commissioned Q4 of 2025 and will start gathering tenant use information over the following year (2026). The remaining funds are dedicated to data gathering, reporting and presentation of results.

Living Building Challenge (LBC) for Existing Affordable Housing Projects

The project is currently in early the planning phase. A consultant will be retained to conduct the feasibility study in Q2 2025.

Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings

The funds for this project to date have been used for the design. Construction is scheduled to begin in Q3 of 2025. The remaining funds are primarily dedicated to fabrication and installation of the panelized system.

Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods

In 2025 MVH will be continuing to develop the pilot projects using the DASH system and working with municipalities to further adoption of DASH into approval processes and municipal regulations.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The projects summarized in this report received funding from the Regional District Sustainability Innovation Fund as approved by the MVRD Board between 2020 and 2024. The disbursement of funds were made in accordance with the related Policy that governs the use and management of the Fund.

As of December 31, 2024, the estimated reserve balance of the Regional District Sustainability Innovation Fund was \$10.7 million. Of this, approximately \$6.1 million in Board-approved funding is committed to be spent on currently in-progress projects across the Regional District functional areas with \$3.9 million of that committed to current Housing projects. Any unspent funds from completed or discontinued projects are maintained in the Regional District Sustainability Innovation Fund reserve.

CONCLUSION

This report provides an update on seven Metro Vancouver Housing projects funded under the Regional District Sustainability Innovation Fund between 2020 and 2024 that are currently in-progress since the last update to the designated Standing Committee. The results and findings from

2025 Update on Regional District Sustainability Innovation Fund Projects – Housing

Housing Committee Regular Meeting Date: May 7, 2025

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these projects will be used to drive continuous improvement in the delivery of Metro Vancouver's services.

ATTACHMENTS

1. "2025 Status Update on Current Housing Sustainability Innovation Fund Projects", dated April 10, 2025.
2. Presentation re: "2025 Update on Regional District Sustainability Innovation Fund Projects – Housing", dated May 7, 2025.

REFERENCE

1. Metro Vancouver. (2025). *Sustainability Innovation Fund*. Retrieved from <https://metrovancover.org/about-us/sustainability-innovation-fund>. Last accessed 2025, April 10.

74935632

April 10, 2025

2025 Status Update on Current Housing Sustainability Innovation Fund Projects

2020 APPROVAL YEAR

Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure

Status: In Progress

Years: 2020 – Current

Overview

This study's objective is to investigate low-emission domestic hot water systems for affordable multi-family housing retrofit projects. Currently, hot water systems account for approximately 30% of building greenhouse gas emissions. The goal of this study is to investigate impacts of low-emission hot water systems and help Metro Vancouver Housing meet its greenhouse gas emissions reductions targets. The results will be shared regionally to inform other multi-family housing providers of best practices and technologies.

Outcomes to Date

Phase one – High Level Analysis: Phase one is nearing completion and includes investigation of sustainable systems to heat domestic hot water. A high level analysis by consultants focuses on capital, maintenance, operations and life cycle of technologies available in the Metro Vancouver region.

Next Steps

Phase two – Pilot Project Plan: Phase two will be conducted over the course of 2025. The pilot project plan will be created using selected technologies from phase one and implemented at selected Metro Vancouver Housing sites. The plan will include four options of which one or more will be selected to move to an implementation phase. It will include a business case and monitoring program. Findings will be shared with members, partners, and housing providers across the region to facilitate change in building energy infrastructure and reduce carbon emissions from housing. Implementation may involve one or multiple sites (comparing and monitoring multiple buildings on that site) and seek funding through a future SIF application. This information will be presented to Metro Vancouver Housing stakeholders through a report and presentation in Q4 2025.

Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings

Status: In Progress

Years: 2020 – Current

Overview

The purpose of this project is to better understand the levels of the BC Energy Step Code as well as the cost and performance implications for major renewals of Metro Vancouver Housing's housing stock. The BC Building Code is written for implementation in new building construction, but does not strictly apply to building renewals. However, there is an opportunity for performance upgrades at existing Housing sites that align with Metro Vancouver's plans, and policies for emissions reduction as well as the BC Energy Step Code as major building components reach the end of their

service lives. An in-depth understanding of the economic and performance implications of the Step Code is of great interest to Metro Vancouver Housing. Therefore, this study will:

- Create a guide for making informed decisions when designing and constructing upcoming major building renewals;
- Provide insight on performance metrics (e.g., energy consumption, greenhouse gas emissions); and
- Provide insight on marginal and long-term maintenance costs.

Outcomes to Date

- Metro Vancouver Housing's Capital Maintenance team have been working with the Pembina Institute on a related project, Reframed (i.e., deep retrofits). Pembina has been working with consultants and has produced a report that contains information that will complement this Sustainability Innovation Fund project: *Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings*.
- Metro Vancouver Housing received a proposal from a consultant to build on the Pembina report, and to conduct additional research to develop the specific requirements and cost implications to achieve the various Step Code levels in existing buildings. Learnings with respect to Step Code implementation in existing buildings are still underway with the Pembina Reframed Program.
- Project workshops have been completed, and the findings from these workshops will be included in the consultant report. A change to the BC Building Code has recently been released through the 2024 Edition. Our team was waiting for this update to the Code in order to align it with the project goals and outcomes. Metro Vancouver Housing staff will proceed with engaging a consultant to provide a study of Step Code implementation impact for building envelope rehabilitations of existing buildings.

2023 Approval Year

1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings

Status: In Progress

Years: 2023 – Current

Overview

This project, located at the Crown Manor housing site, is the result of Metro Vancouver Housing's involvement with the Pembina Reframed Initiative from late 2020 to 2023. This multi-party initiative aims to perform deep-energy retrofit projects on existing multi-unit residential buildings (MURB's) that are chosen based on building form and energy use. The project consultant determined that the existing seismic resistance at Crown Manor is in the range of 20% of the current Building Code. Although not required, MVH is taking this 1-in-50-year opportunity to make the building safer and more resilient by improving the seismic resistance of the building to 100% (collapse prevention) of the current Building Code.

Upgrading the buildings seismic resistance with this innovative approach also creates an opportunity to add two new units at the ground level of the building, and improve energy efficiency. Not only will these two units increase the overall density of the building by 9%, they will

strengthen the entire building structure and overall seismic resiliency, and create a more efficient building envelope.

An additional \$520,000 in partner funding has been leveraged from external agencies for this project.

Outcomes to Date

The project is well into detailed design and construction is scheduled to begin in Q3 of 2025.

Next Steps

Preparation of building permits and approvals to begin construction in 2025.

Decarbonized On-Demand Domestic Hot Water Systems

Status: In Progress

Years: 2023 – Current

Overview

This project explores the potential for novel on-demand domestic hot water systems to reduce building GHG emissions, and builds on a previous Sustainability Innovation Fund study – the Welcher NetZero Feasibility Study. The project will support the implementation and monitoring phase of a domestic hot water system strategy from Metro Vancouver Housing’s upcoming Welcher development. This strategy, discovered during the Welcher study, has the potential to reduce total operational building energy use by approximately 14% and operational greenhouse gas emissions by approximately 45%. Once installed and operational, this system will be monitored and the energy use and efficiency results will be compared with the building’s predicted energy model as well as other comparable properties using traditional domestic hot water systems. If successful, there is a potential to scale this technology to further housing developments in the region and beyond. Following the implementation and monitoring, the study results will be published and presented to the region’s local development industry.

Outcomes to Date

The project is in the construction phase (2 years). The system and monitoring devices have been installed into every unit.

Next Steps

Construction expected to be complete Q4 of 2025. The system has been installed, but is not yet operational (building construction still in progress). The system is planned to be commissioned Q4 of 2025 and will start gathering tenant use information over the following year (2026). Once a year of data is gathered a consultant will analyze the information and provide presentations to various interest groups in the industry.

Living Building Challenge (LBC) for Existing Affordable Housing Projects

Status: In Progress

Years: 2023 – Current

Overview

The intent for this project is to understand the feasibility of implementing strategies to achieve Living Building Challenge (LBC) certification on the Metro Vancouver Housing's Somerset Building Rehabilitation project. LBC is unlike other sustainability standards in the industry and aims to move the design and construction of buildings beyond the sustainable and towards regenerative. This implies buildings are not just net zero, but function as "net positive" which includes generating more than the required resources (energy, water, etc.) within the site which can be provided back to the community. The strategies presented in the frameworks form a symbiotic relationship between the building and the people, community and nature. Pushing the conventional boundaries of sustainability, the intent is to not just build a high-performance building, but also to create inclusivity by engaging and educating the end users of the building. Through this approach, buildings behave like a living organism, creating a learning experience for the users where everyone is involved in the sustainability and regeneration process. This study will form a guideline for providing insights into sustainability and community engagement while making more informed decisions and aim to form a benchmark for other projects in Metro Vancouver region.

Outcomes to Date

The project is currently in the early planning phase.

Next Steps

A consultant will be retained to conduct the feasibility study in Q2 2025.

Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings

Status: In Progress

Years: 2023 – Current

Overview

This project at Le Chateau Place housing site is the result of Metro Vancouver Housing's involvement with the Pembina Reframed Initiative from late 2020 to 2023. This multi-party initiative aims to perform deep-energy retrofit projects on existing multi-unit residential buildings (MURBs) that are chosen based on both the buildings form and their excessive energy use. The project will utilize prefabricated wall and balcony assemblies which aim to reduce the construction schedule, impact on tenants and improve quality of the work. The project focuses on reducing both energy use and GHG emissions, lowering embodied carbon levels, improving occupant health and wellbeing, and improving seismic resiliency.

An additional \$240,000 in partner funding has been leveraged from external agencies for this project.

Outcomes to Date

Construction documents and design assist drawings for the panelized system in complete. Permitting is in progress. A construction manager is being retained currently through an RFP process.

Next Steps

The construction manager will join the project team help finalize the issued for construction specifications, drawings and penalization system. Construction and fabrication of panelized system is targeted to begin in Q3 of 2025.

2024 APPROVAL YEAR

Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods

Status: In Progress

Years: 2024 – Current

Overview

This project, now titled “Digitally Accelerated Standardized Housing” (DASH), aims to simplify and standardize building designs so that multi-unit residential buildings (MURBs) can be built faster using off-site construction methods. The project will create and test an easily configurable approach to building design that includes standard building elements that can be easily manufactured off site as well as new openly available “reference designs” for different MURB types that can be adapted to different sites. Metro Vancouver is advancing the work in coordination with municipalities, on an opt-in basis, to increase consistency in approaches to zoning and design to better enable off-site construction and simplify approvals and working with BC Housing, to build a library of building elements that will be available to designers online. The project includes leading experts in off-site construction, digital design, architecture, and artificial intelligence.

An additional \$4 million in partner funding has been leveraged from external agencies for this project.

Outcomes to Date

The project has secured significant external funding and first phase deliverables have been completed. Outcomes to date include: preparing, in coordination with municipalities, a comprehensive set of recommendations for standardizing approaches to regulating six storey buildings; developing a “kit-of-parts” system for building six storey multifamily housing with prefabricated components; launching software tools to enable rapid prototyping of new development and exploring the application of the system on two MVH development sites (Moray Place and Riverside Drive).

Next Steps

In 2025 MVH will be continuing to develop the pilot projects using the DASH system and work with municipalities to further adoption of DASH into approvals processes and municipal regulations.



2025 Update on Regional District Sustainability Innovation Fund Projects – Housing

Jade Hume, P.Eng., PMP
Division Manager, Housing Construction

Housing Committee, May 7, 2025
Orbit Link: Add when archiving presentation to Orbit

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1

THE SUSTAINABILITY INNOVATION FUNDS (SIF)

History

- 2004 - Reserve set up to fund projects “based on the principles of sustainability”
- 2014 - Related board policies adopted
- 2015 - Approval of project funding began



Circular Economy /
Resource Recovery



Emissions
Reduction



Environmental
Protection

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2

2

SIF OBJECTIVE

Support innovations in regional sustainability & drive continuous improvement in the delivery of Metro Vancouver services

- **Innovation:** new approaches in service delivery
- **Sustainability:** protecting the environment, reducing emissions
advancing resilience
- **Continuous Improvement:** evolving best practices in service delivery

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ANNUAL SIF PROCESS



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2015-2024 SIF PROJECTS AND FUNDING

| SIF | Approved Projects | Completed Projects | Approved Project Funding - End of 2024* | Remaining Fund Balance - End of 2024* |
|-------------------|-------------------|--------------------|---|---------------------------------------|
| Liquid Waste | 16 | 8 | \$23.1 M | \$8.1 M |
| Regional District | 54 | 28 | \$13.7 M | \$10.7 M |
| Water Services | 32 | 12 | \$11.0 M | \$15.7 M |

*Values are rounded estimates

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2024 HOUSING SIF PROJECTS IN PROGRESS

| SIF Project | Year Approved | Planned Completion | Total Funding Approved | Estimated Spent (as of March 31, 2025) |
|---|---------------|--------------------|------------------------|--|
| Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure | 2020 | 2025 | \$ 200,000.00 | \$ 37,600.00 |
| Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings | 2020 | 2026 | \$ 90,000.00 | \$ - |
| 1-In-50 Year Deep Energy Retrofit Project for Existing MURBs | 2023 | 2026 | \$ 970,000.00 | \$ 101,200.00 |
| Decarbonized On-Demand Domestic Hot Water System | 2023 | 2026 | \$ 370,000.00 | \$ 300,000.00 |
| Living Building Challenge (LBC) for Existing Affordable Housing Projects | 2023 | 2026 | \$ 200,000.00 | \$ - |
| Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings | 2023 | 2026 | \$ 692,000.00 | \$ 238,700.00 |
| Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods | 2024 | 2028 | \$2,130,000.00 | \$ 96,200.00 |

*Values are rounded estimates

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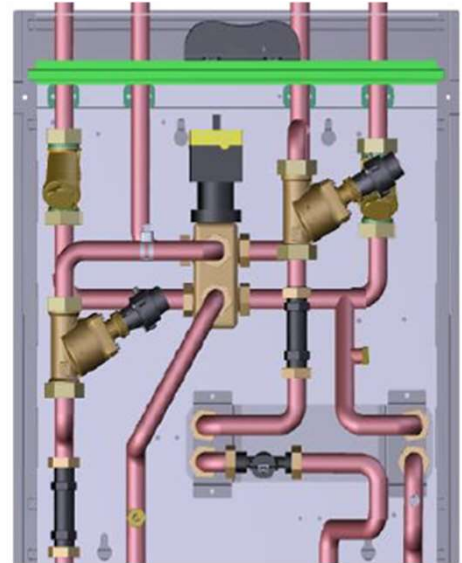
DECARBONIZED ON-DEMAND DOMESTIC HOT WATER SYSTEMS

In Progress

Purpose: Explores the potential for novel electric on-demand domestic hot water (DHW) systems to reduce building GHG emissions.

Outcomes:

- Implementation and monitoring of novel on-demand DHW system at MVH's Salal Landing affordable housing development.
- Potential to reduce total operational building energy use by ~14% and operational greenhouse gas emissions by ~45% (at Salal Landing)
- Actual energy use and efficiency results will be compared with the building's predicted energy model and other properties using traditional systems



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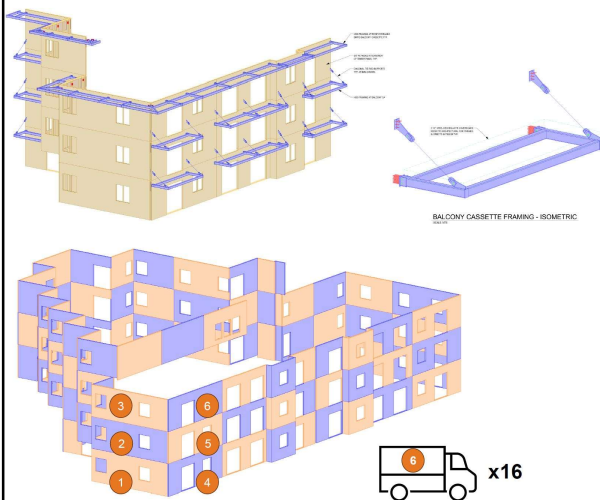
PREFABRICATED MASS-TIMBER PANELS IN EXISTING MURBS

In Progress

Purpose: The project will utilize prefabricated wall and balcony assemblies which aim to reduce the construction schedule, impact on tenants and improve quality of the work.

Outcomes:

- Pilot innovative prefabricated panelized wall balcony system.
- Reduce tenant disruption and construction schedule.
- Increase construction quality and building energy performance



Le Chateau – Pre-Fabricated Mass Timber Panels

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To: Housing Committee

From: Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing

Date: April 25, 2025

Meeting Date: May 7, 2025

Subject: **Manager's Report**

RECOMMENDATION

That the Housing Committee receive for information the report dated April 25, 2025, titled "Manager's Report".

HOUSING COMMITTEE 2025 WORK PLAN

The Housing Committee's Work Plan for 2025 is attached to this report (Attachment 1). The status of work program elements is indicated as pending, in progress, ongoing or complete. The listing is updated as needed to include new issues that arise, items requested by the Committee, and changes to the schedule.

COMMUNICATIONS APPROACH FOR METRO VANCOUVER HOUSING

At the previous Housing Committee, members expressed an interest in receiving more information about Metro Vancouver Housing's communications approach. Metro Vancouver develops a communications strategy and plan annually to advance Metro Vancouver Housing's goals and support the organization's strategic objectives. As part of this work, the communications team creates a calendar to identify opportunities for raising public awareness of Metro Vancouver Housing's leadership in the sector. For 2025, nearly 60 communications projects have been identified to raise public awareness across communications channels such as social media, email newsletters, and the website. The projects include, but are not limited to, announcements about new housing developments, showcasing sustainable building renewals, sharing housing policy innovations and resources with member jurisdictions, and communications to help tenants feel informed, well served, and proud of their community.

Metro Vancouver engages with the media to share stories about Metro Vancouver Housing's achievements and milestones. This is done through media releases and events, as well as proactive pitching to media outlets. The team also responds to information requests and connects reporters with Metro Vancouver's experts on items of interest coming out of Housing Committee and MVHC Board meetings. The team also provides support to staff, the Housing Committee chair and committee members to speak to Metro Vancouver's Housing's critical work across the region, including developing messaging and interview preparation.

RENT-GEARED-TO-INCOME UPDATE

Metro Vancouver Housing provides mixed-income affordable rental housing for low to moderate income households. This includes two different types of tenancies:

- Rent-Geared-to-Income (RGI) tenancies are intended for households on low or fixed incomes, and rents are set at 30% of gross monthly household income with income caps aligned with BC Housing's Housing Income Limits; and
- Low-End-of-Market (LEM) tenancies are intended for low to moderate incomes, and rents are generally 10-20% below comparable market rents.

The MVH housing portfolio is approximately 30% RGI and 70% LEM. This mixed-income approach supports MVH to have financially sustainable operations without reliance on taxes or external operating subsidies and supports inclusive communities. By integrating a range of housing types incomes, ages, abilities, and families, MVH housing provides flexibility to meet a range of needs.

The *Metro Vancouver Housing 10-Year Plan* sets a target to maintain at least 30% RGI units across the portfolio. From time to time, the total percentage of RGI units may fluctuate due to:

- Units being temporarily unavailable during redevelopment or renovation;
- Households earning slightly higher incomes and being transferred from RGI to LEM, while remaining in the same unit; and/or
- Low turnover rates (and therefore units not becoming available to reabsorb for new RGI tenancies) due to increasing market rents.

As units turnover and new units are built, MVH strives to maintain an overall ratio of 30% RGI units across its portfolio. To monitor this target, the Housing Committee will receive regular updates on the proportion of RGI households. As of March 2025, MVH has a total of 1,043 RGI households, representing 31.8% of MVH's overall portfolio.





| Units | | RGI Units | % RGI |
|---|-------|--------------|-------|
| Total Rentable Units | 3,279 | 1,043 | 31.8% |
| Units unavailable due to redevelopment & renovation | 167 | | |
| Total | | 3,446 | |





VACANCY REPORT UPDATE





The average vacancy rate across the MVH portfolio remained low through the first quarter of 2025 at 0.2%. Additional vacancy trends for Q1 2025 are shown in the attached Vacancy Report (Attachment 2).





DEVELOPMENT PROJECTS: STATUS UPDATE DASHBOARD





Below are the status updates for the Metro Vancouver Housing Capital Development Projects as of April 10, 2025.





| Kingston Gardens Phase 1 - Surrey | | Status |
|-----------------------------------|--|---|
| Progress | Construction 92% Complete |  |
| Schedule | Significant Slippage |  |
| Budget | Schedule Slippage Accommodated Within Budget |  |
| Next Milestone | Occupancy |  |

| Salal Landing - Port Coquitlam | | Status |
|--------------------------------|---|---|
| Progress | Construction 75% Complete |  |
| Schedule | Significant Slippage |  |
| Budget | Schedule Slippage Accommodated within Budget |  |
| Next Milestone | Permanent Power / Building Energized, Patio Doors Installed |  |

| Heather Place B - Vancouver | | Status |
|-----------------------------|---|---|
| Progress | Construction 77% Complete |  |
| Schedule | Ahead of Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Permanent Power/Building Energized, Elevator Commissioned |  |

| The Connection - Burnaby | | Status |
|--------------------------|--|---|
| Progress | Construction 9% Complete |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Complete Excavation and Shoring, Crane Installed, Obtain Stage 2 Building Permit |  |

| The Steller - Burnaby | | Status |
|-----------------------|--|---|
| Progress | Construction 12% Complete |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Complete Excavation and Shoring, Crane Installed, Obtain Stage 2 Building Permit |  |





| Malaspina Village Phase 1 - Burnaby | | Status |
|-------------------------------------|---|---|
| Progress | Design 95% Complete |  |
| Schedule | Some Slippage |  |
| Budget | Schedule Slippage Accommodated within Budget |  |
| Next Milestone | Obtain Final Project Approval (FPA) from BC Housing |  |





| Riverside Drive – District of North Vancouver | | Status |
|---|---------------------|---|
| Progress | Design 15% Complete |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Concept Approval |  |

| Heather Place C – Vancouver | | Status |
|-----------------------------|-------------------------------------|--|
| Progress | Schematic Design Started March 2025 |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Concept Approval |  |





CAPITAL RENEWAL PROJECTS: STATUS UPDATE DASHBOARD





Below are the status updates for the Metro Vancouver Housing Capital Renewal Projects as of April 10, 2025.

| Strathearn Court – Vancouver | | Status |
|------------------------------|---|---|
| Progress | Construction 55% Complete |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Townhomes Complete (Phase 1); Start Phase 3 (North End of Apt.) |  |

| Minato West – Richmond | | Status |
|------------------------|---|---|
| Progress | Construction 45% Complete |  |
| Schedule | On Schedule (Phase 1 delays, but overall project on schedule) |  |
| Budget | On Budget |  |
| Next Milestone | Completion of Phase 1 & 2 (of 4 phases) |  |

| Manor House – City of North Vancouver | | Status |
|---------------------------------------|--|--|
| Progress | Design 100% Complete |  |
| Schedule | On Schedule |  |
| Budget | On Budget |  |
| Next Milestone | Tender Construction Contract; Obtain Building Permit |  |

| Le Chateau Place – Coquitlam | | Status |
|------------------------------|--|---|
| Progress | Design 90% |  |
| Schedule | Some Slippage |  |
| Budget | Schedule Slippage Accommodated Within Budget |  |
| Next Milestone | Award Construction Management Contract; Obtain Building Permit |  |

| Crown Manor – New Westminster | | Status |
|-------------------------------|--|---|
| Progress | Design 95% Complete |  |
| Schedule | Some Slippage |  |
| Budget | Schedule Slippage Accommodated within Budget |  |
| Next Milestone | Tender Construction Contractor; Obtain Building Permit |  |

HOUSING OPERATIONS UPDATE

There are several capital renewal projects underway such as reroofing and building envelope work. Area teams are supporting this work by ensuring residents are kept informed, and being present on site to answer any questions or concerns.

Tenant Programs and Services is offering a number of programs and events for residents this spring, including financial literacy classes, yoga, gardening workshop and much more. With Kingston Gardens, Salal Landing and Heather Place B due to be ready for occupancy in the coming months, staff are preparing for rent-up. A quarterly update presentation is attached to this report (Attachment 3).

ATTACHMENTS

1. Housing Committee 2025 Work Plan.
2. Vacancy Report Q1 2025.
3. Presentation re: Tenant Programs and Services Update.
4. Presentation re: Capital Projects Update.

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Housing Committee 2025 Work Plan

Report Date: April 10, 2025

Priorities

| 1st Quarter | Status |
|--|---------------|
| Housing Committee 2025 Work Plan - Adopt | Completed |
| MVHC Subsidy Program Update | Completed |
| Tenant Programs & Services Update | Completed |
| Capital Rehabilitation Projects Update | Completed |
| Capital Development & Redevelopment Projects Update | Completed |
| Malaspina Village Phase I – Stage Gate Review | In progress |
| Partnership Approach - Direction | In progress |
| MVH 10-Year Plan – Strategic Options / Redevelopment Plan – Scope | In progress |
| 2nd Quarter | Status |
| MVH 10-Year Plan – Strategic Options and Redevelopment Plan – Direction and Workshop | Pending |
| Moray Place Concept – Stage Gate Review | Pending |
| MVHC Subsidy Program Update | Pending |
| Tenant Programs & Services Update | Pending |
| Capital Rehabilitation Projects Update | Pending |
| Capital Development & Redevelopment Projects Update | Pending |
| 3rd Quarter | Status |
| MVH 10 Year Plan – Review Draft | Pending |
| MVHC Subsidy Program Update | Pending |
| Tenant Programs & Services Update | Pending |
| Capital Rehabilitation Projects Update | Pending |
| Capital Development & Redevelopment Projects Update | Pending |
| 4th Quarter | Status |
| MVH 10-Year Plan - Approve | Pending |
| 2026 Work Plan Strategic Session | Pending |
| 2026 Budget and 5-year Financial Plan | Pending |
| Partnership Approach – Approve | Pending |
| MVHC Subsidy Program Update | Pending |
| Tenant Programs & Services Update | Pending |
| Capital Rehabilitation Projects Update | Pending |
| Capital Development & Redevelopment Projects Update | Pending |

Vacancies by Portfolio Q1 2025

METRO VANCOUVER HOUSING

| MVHC Portfolio Summary | All MVHC Units # | Average Vacant Units # | Average Vacancy Rate % |
|--|------------------------|------------------------------|---------------------------|
| TOTAL | 3203 | 5.2 | 0.2% |
| Included in table above | | | |
| *Units Held for Renovation | 15 | | |
| *Units Held for Redevelopment Activity | 57 | | |
| *Total Units Held for Reno & Redevelopment | 71 | | |
| *Not Included in table above | | | |
| *Downtown Eastside Vancouver Units excluded (Contract Managed): | | | |
| Claude Douglas | 39 | | |
| Hugh Bird | 65 | | |
| Regal Place | 41 | | |
| *Total Units Contract Managed | 145 | | |
| Kingston Gardens (Deconstructed Units) | 24 | | |
| *Total Units Excluded | 169 | | |
| TOTAL ALL MVHC UNITS | 3372 | | |

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease or the unit is vacant (see definition of vacancy)

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental (ie not held for unit renovation or other)

***Not Included:** Vacancies are not tracked for the Downtown Eastside Single Room Occupancy (SRO) buildings

Vacancies by Municipality Q1 2025

METRO VANCOUVER HOUSING

| Municipality | MVHC Total Units # | MVHC Average Available Units Q1 2025 # | MVHC Average Available Units Q1 2025 % | CMHC Average 2024 |
|----------------------|-----------------------------|--|--|-------------------------|
| Maple Ridge | 48 | 0.0 | 0.0% | 0.8% |
| North Vancouver City | 141 | 0.3 | 0.2% | 1.5% |
| Burnaby | 254 | 0.7 | 0.3% | 1.5% |
| Port Moody | 148 | 0.5 | 0.3% | 2.0% |
| Port Coquitlam | 204 | 0.7 | 0.3% | 2.0% |
| Surrey | 604 | 4.3 | 0.7% | 1.7% |
| Richmond | 636 | 1.0 | 0.2% | 0.7% |
| Coquitlam | 268 | 2.3 | 0.9% | 2.0% |
| Vancouver | 640 | 5.8 | 0.9% | 1.6% |
| New Westminster | 171 | 3.3 | 1.9% | 1.4% |
| Delta / Ladner | 89 | 0.0 | 0.0% | 0.7% |
| | 3203 | 5.2 | 0.2% | |

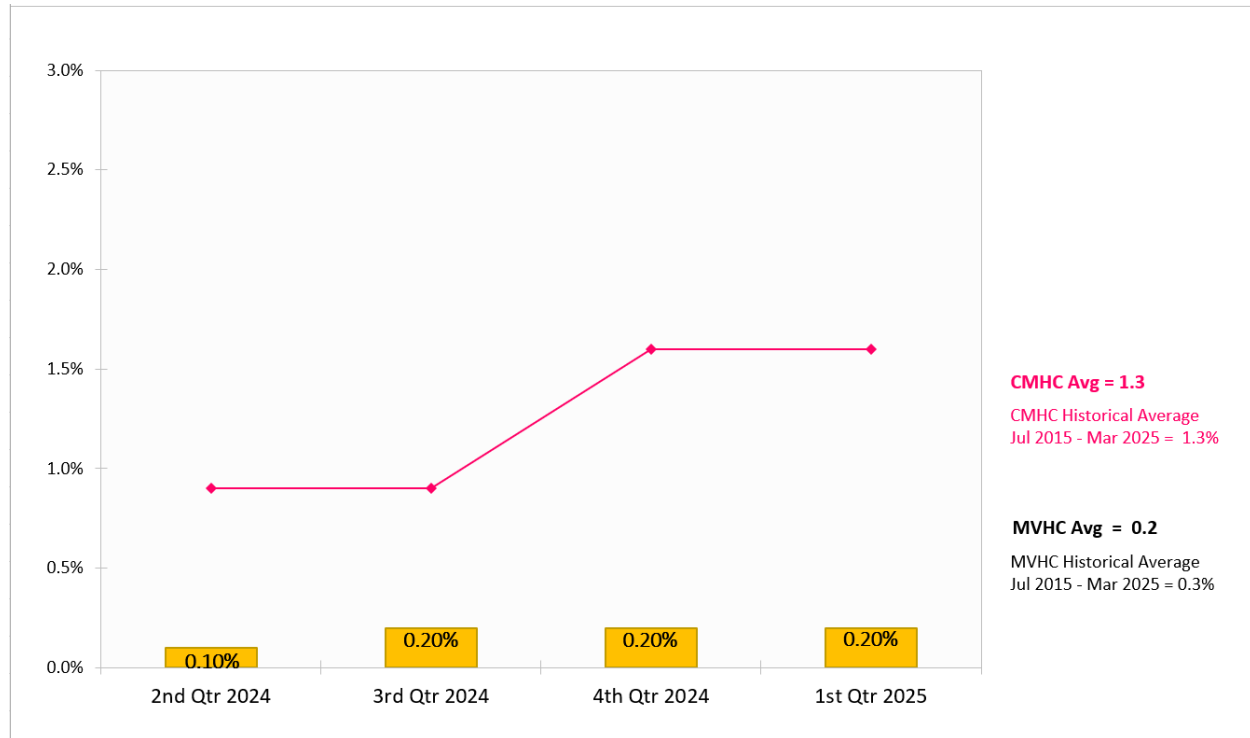
*CMHC Average per Rental Market Report - Vancouver CMA, 2021

*CMHC averages Port Moody, Port Coquitlam and Coquitlam together as Tri-Cities

* Excluding Contract Managed Units in the Downtown Eastside (Regal Place, Claude Douglas, Hugh Bird Residence)

Vacancy Rate Trend (Apr 2024 – Mar 2025)

METRO VANCOUVER HOUSING





Pink Shirt Day, Newton Surrey

2025 Tenant Programs & Services Update

Q1 2025

Jag Gill Klair
Director, Housing Operations
Metro Vancouver Housing

Housing Committee Meeting, April 2025
Orbit Link: add when archiving presentation to orbit

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LET KINDNESS GROW

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KINDNESS STORY

"Two boys in our building regularly collect recycling from tenants who can't make it to the depot. They're polite, helpful, and even run lemonade stands in the summer. Their acts of kindness, especially toward elderly tenants (holding elevator doors and regular recycling pickups), make a real difference." - MVH Tenant

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Nutrition 101

With Hanna Kim, Registered Dietitian

Fuel Your Body the Right Way!

Start your journey to better nutrition today—because healthy habits start here!

Hanna Kim, BKin., BSc., RD, is a registered dietitian with the College of Dietitians of British Columbia. She has a passion for evidence-based nutrition within the community and advocates for sustainable food systems, ensuring equitable access to healthy and culturally appropriate food for all.

Discover the path to sustainable, healthy eating habits that work for YOU.

Get expert tips on managing cravings, conquering that sweet tooth, and creating your personalized healthy eating action plan.

Date: Monday, February 24, 2025

PROGRAMMING

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Kingston Gardens 5 – New Development

Capital Project Updates

QUARTERLY UPDATE

Jade Hume, P.Eng., PMP

Division Manager, Housing Construction

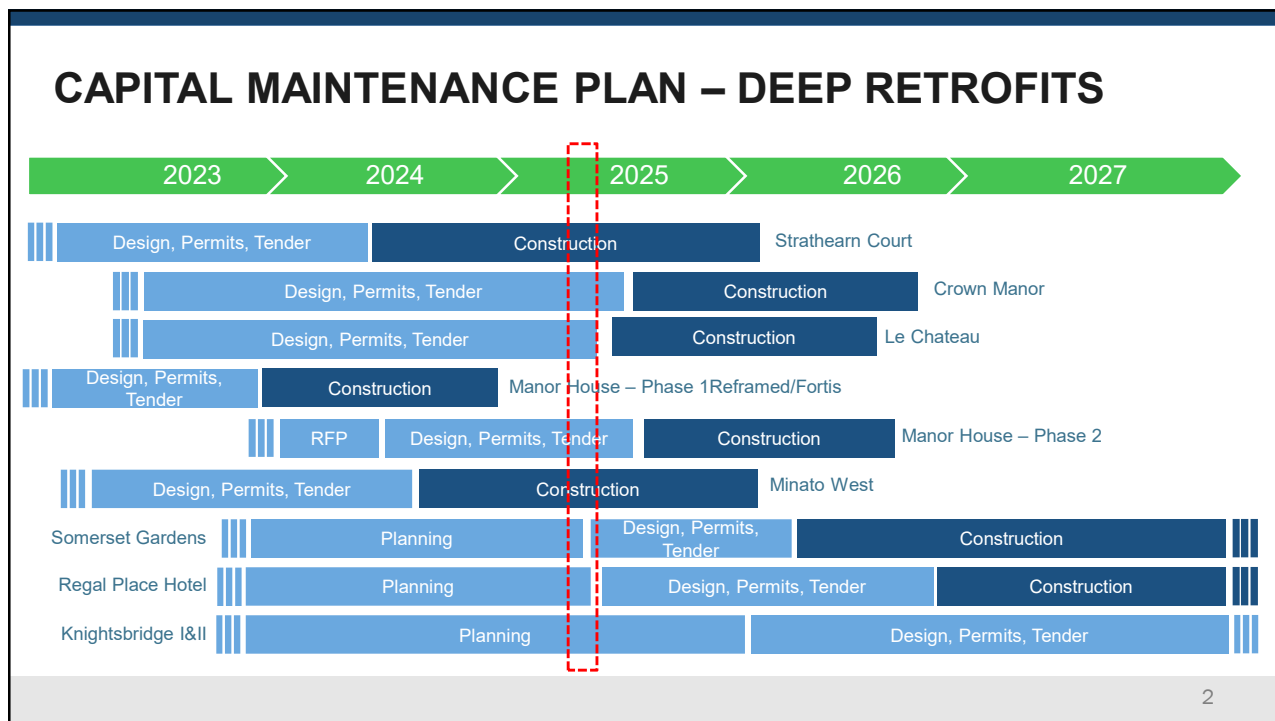
Jeff Sebold, P.Eng., B.S., B.A.

Program Manager, Capital and Technical Maintenance

Housing Committee, May 7th 2025

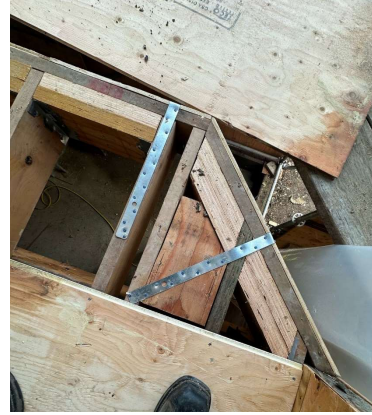
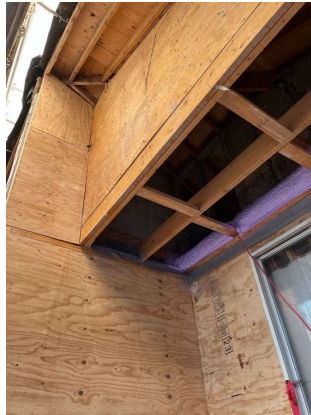
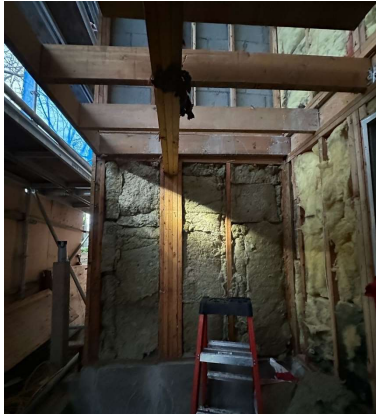
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STRATHEARN COURT - DEEP RETROFIT PROGRESS

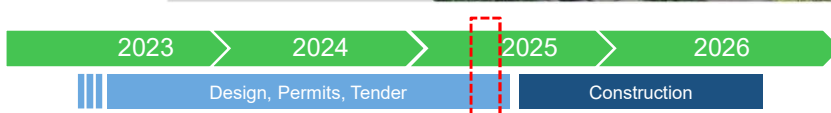


Original Construction: 1984
Project Value: \$10M

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CROWN MANOR - DEEP RETROFIT PROGRESS

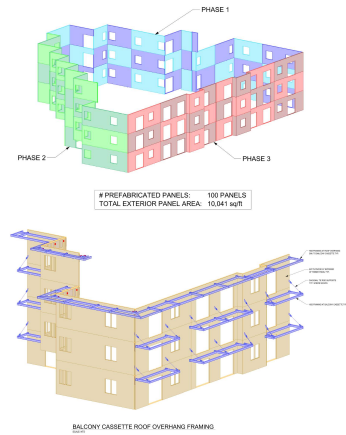


Original Construction: 1964
Project Value: \$6.3M

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LE CHATEAU - DEEP RETROFIT PROGRESS

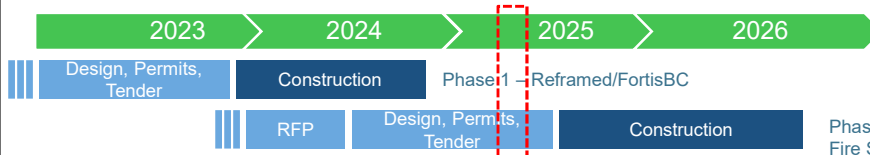


Original Construction: 1980
Project Value: \$7.9M

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MANOR HOUSE - DEEP RETROFIT PROGRESS

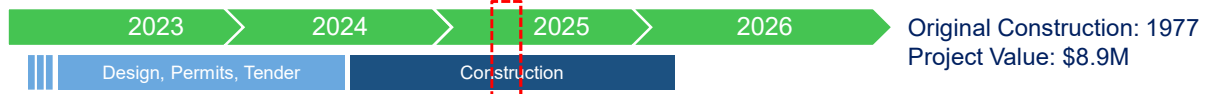


Original Construction: 1972
Project Value: \$11M

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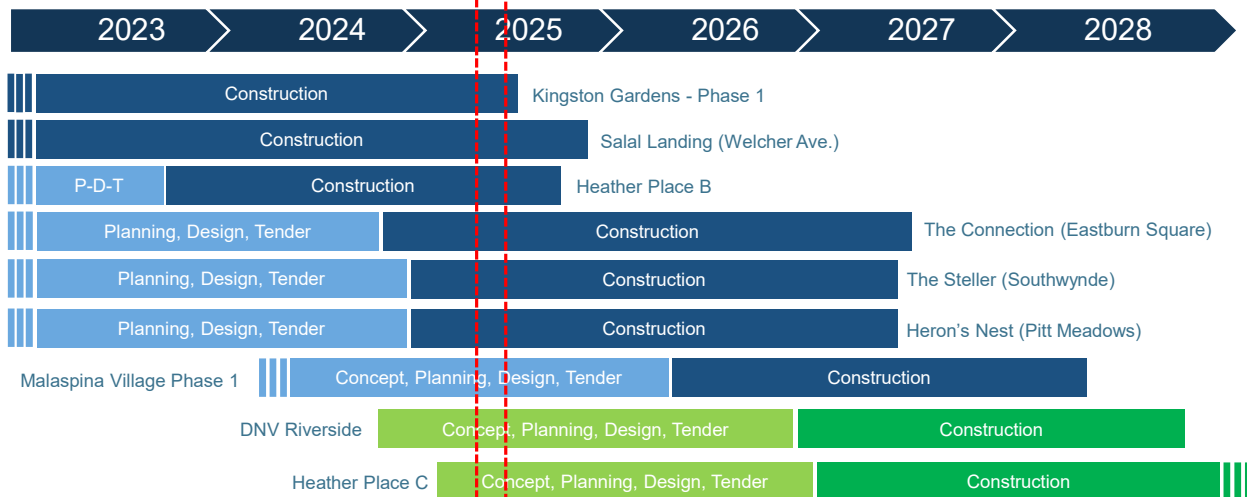
MINATO WEST - RETROFIT PROGRESS



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CAPITAL DEVELOPMENT PLAN



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KINGSTON GARDENS – PHASE 1

Construction Progress



Location: Surrey

Units: 85



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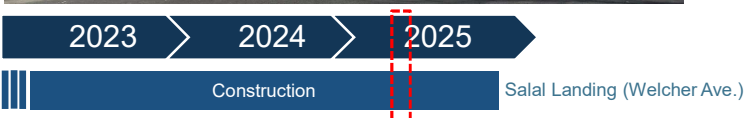
SALAL LANDING

Construction Progress



Location: Port Coquitlam

Units: 63



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HEATHER PLACE B

Construction Progress



Location: Vancouver

Units: 87

In-Suite Childcare:

- 1 unit
- 8 spaces



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THE CONNECTION

Construction Progress

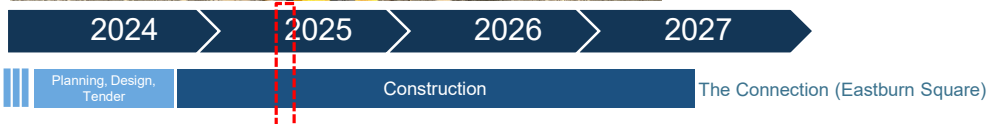


Location: Burnaby

Units: 174

In-Suite Childcare:

- 1 unit
- 8 spaces



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THE STELLER

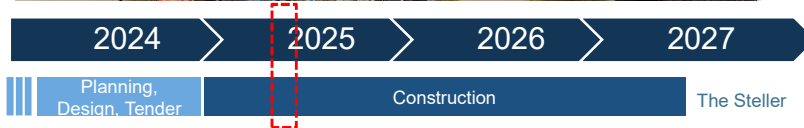
Construction Progress



Location: Burnaby

Units: 122

Childcare: 37



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HERON'S NEST

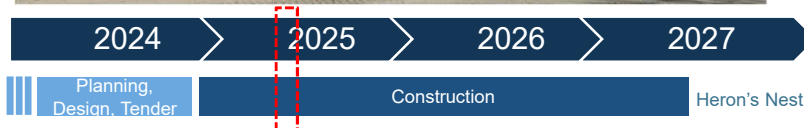
Construction Progress



Location: Pitt Meadows

Units: 115

Childcare: 150



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Malaspina Village - Phase 1

Design in Progress

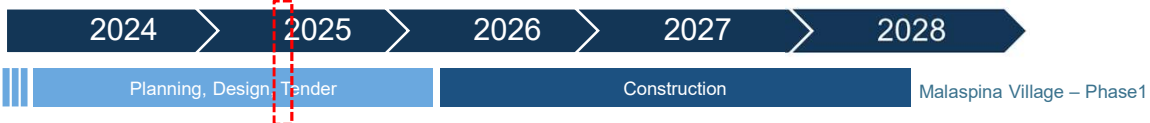


Location: Coquitlam

Units: 170

In-Suite Childcare:

- 2 units
- 8 spaces per unit



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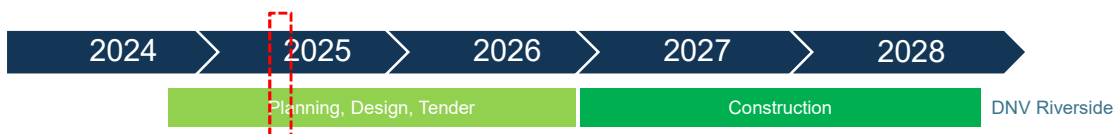
DNV RIVERSIDE

Project Progress



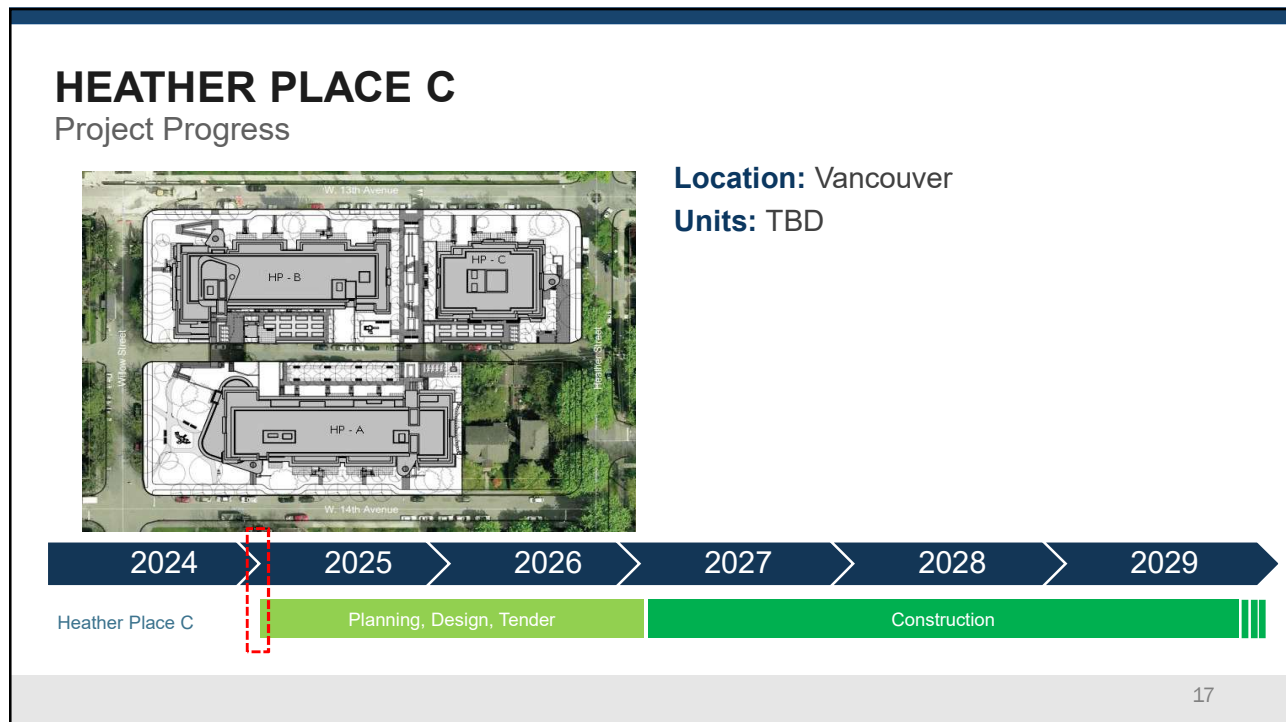
Location: District of North Vancouver

Units: 80+/-



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18