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To: "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Adcock, Jessie" <Jessie.Adcock@vancouver.ca>
Date: 3/10/2021 10:35:46 AM
Subject: Memo - Follow-up on Enquiry to Outstanding Housing Data
Attachments: Memo to Mayor & Council - Follow-up on Enquiry to Outstanding Housing Data.pdf

Dear Mayor and Council,

The attached memo is a response to a follow-up question received at Council regarding the outstanding data requested in the motion on Recalibrating the Housing Vancouver Strategy Post COVID-19, RTS 013971.

- ☐ The memo contains information about housing data previously provided, current data limitations, and next steps to incorporate Council's desire for increased transparency in data and methodology into future work plans.

Should you have any questions, please contact Gil Kelley at Gil.Kelley@vancouver.ca

Best,
Paul

Paul Mochrie (he/him)
Acting City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməŋəm (Musqueam), ləwəw 7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

March 9, 2021

TO: Mayor and Council

CC: Paul Mochrie, Acting City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Civic Engagement and Communications Director
Rosemary Hagiwara, Acting City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Jessie Adcock, General Manager, Development, Buildings & Licensing
Alvin Singh, Communications Director, Mayor's Office

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Follow-Up to Memo to Council on *Recalibrating the Housing Vancouver Strategy Post-Covid 19*, RTS 013971

PURPOSE

This memo is a response to a follow-up inquiry received from Council regarding outstanding data requested in the motion on *Recalibrating the Housing Vancouver Strategy Post COVID 19*¹, approved by Council on May 27, 2020.

Staff have provided the majority of the data requested in that motion in two separate memos. In a [memo](#) dated July 31, 2020, Staff provided an initial response to Council's motion, which included:

- Aggregated data and analysis on development approvals since 2010 and upcoming applications across ownership, rental, and social housing;
- Aggregated data and analysis on population and dwelling growth from Statistics Canada;
- Aggregated data on the net change in rental and social housing units over time;
- Information on the affordability assumptions in *Housing Vancouver*;

¹ For the final approved motion, see p. 14 of the minutes from the May 27th meeting of the Standing Committee on Policy and Strategic Priorities:

<http://council.vancouver.ca/20200527/documents/pspc20200527min.pdf>

- Information on how the City uses zoning and development capacity models in community planning;
- Aggregated data on the secondary rental market from CMHC; and
- A complete itemized list of approved social/supportive and rental housing developments since 2010.

In a follow-up memo dated February 5, 2021 (see *Appendix C*), staff provided project level information on historical and current development applications, details on the City's existing market rental and non-market rental inventories, as well as Census data on population and dwelling growth in an Excel Spreadsheet.

As noted in both these memo responses, while substantial data has been provided, Staff were unable to fulfill certain requests made in the original Council motion due to gaps in the City's tracking systems (data was not tracked systematically) and limitations on extracting specific project level attributes. Appendix A of this follow-up memo identifies the outstanding data along with a rationale explaining why the data could not be provided at this time. Appendix B includes a summary of the data provided that relates to the requests in motion *Recalibrating the Housing Vancouver Strategy Post Covid 19*², approved by Council on May 27, 2020.

NEXT STEPS

Several initiatives are currently underway to recalibrate the City's 10 Year Housing Vancouver targets, as well as long term housing need, as part of the Vancouver Plan process. Staff have heard Council's desire for increased transparency in data and methodology and concur with the desirability of that. Staff are working to ensure that enhanced data transparency is part of this upcoming work:

1. Understanding Current and Future Housing Need: Review of Housing Vancouver targets and future housing need in the Vancouver Plan and coordination with the Regional Growth Strategy (RGS) Update.

As part of the Vancouver Plan, Staff are evaluating existing data on housing need, growth, and development in order to inform an understanding of current and future housing need. This work will intersect with Vancouver Plan emerging directions to inform scenarios and options for the type of city we want to be.

This process will also include coordination with the Metro Vancouver Regional Growth Strategy update (*Metro 2050*) and consultation with an expert working group of academics and other expert advisors, and will involve clear documentation of the methodology and data used. An initial report on progress is anticipated as part of the Vancouver Plan Emerging Directions and Early Actions Report in summer 2021.

In addition, staff are actively involved in the technical review of the Regional Growth Strategy (RGS) and anticipate a draft RGS Update approximately mid-2021 with consideration of the

² For the final approved motion, see p. 14 of the minutes from the May 27th meeting of the Standing Committee on Policy and Strategic Priorities:

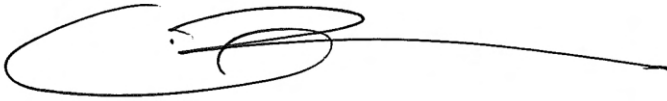
<http://council.vancouver.ca/20200527/documents/pspc20200527min.pdf>

proposed updated Strategy by member municipal Councils later in 2021. The RGS includes a growth management strategy to be approved by member municipalities and the Metro Board, whereby population growth, housing and employment/job estimates are developed as part of the planning process and reflected in updated policies. Member municipalities must prepare and approve Regional Context Statements, to be considered by the Metro Board, which identify how their policies and plans support the RGS. Having the RGS update concurrent with the development of the Vancouver Plan provides an excellent opportunity for Council and community to consider growth management (and supporting data) in a coordinated and effective context.

2. Public use data initiatives

Staff have identified enhancing public-use data on residential development as an important objective, but note that progress on this front would require a significant multi-year commitment of budget for staffing and resources across several Departments (DBL, PDS and IT). Staff are currently seeking opportunities to resource this work and have submitted an application to the CMHC Housing Supply Challenge for funding to support modernization of the City's housing data systems for internal and external users, including augmenting tracking for complete data sets.

Should you have any further questions, please do not hesitate to contact me at gil.kelley@vancouver.ca

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line extending to the right.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
604.873.7456 | gil.kelley@vancouver.ca

Appendix A: Description of Outstanding Data Not Provided in Relation to Council Motion

Data Requested in Part B of Council Motion	Outstanding data requested as part of Motion B	Rationale
Annual historical data since 2010 to present for rezoning and development permit applications for new housing development, listed by project, including data on the actual or estimated number and type of housing units, and the status of each project (approved; modified; rejected; in progress; construction started; occupancy permit)	Accessible housing units	This information is currently not tracked systematically in any of the City's data systems. Information on accessible housing currently exists in the form of building plans for individual projects. Deciphering and compiling this data in order to create a public-use dataset would involve significant work between DBL and PDS that is not currently resourced or supported by technology.
	Rejected development/rezoning applications	This information is currently not tracked systematically in any of the City's data systems. Data on rejected development/rezoning applications is not captured by current development tracking systems. Compiling and cleaning historical documentation of these projects to create a public-use dataset would involve significant work between DBL and PDS that is not currently resourced or supported by technology.
	Current development status (e.g. under-construction or completions) of approved condominium and townhouse projects	The development status of condominium and townhouse projects are based on a point in time metric that is not kept up to up to date throughout the course of the development cycle.

Data Requested in Part B of Council Motion	Outstanding data requested as part of Motion B	Rationale
Estimated or actual on the number of units lost through rezoning or redevelopment and net changes in affordability	Loss of secondary suites and ownership housing	Data on loss of secondary suites and ownership housing due to redevelopment is not tracked/collected in a systematic way by the City at this time.
	Loss of affordability for individual projects	Data on loss of affordability for individual projects is not currently tracked. Information on affordability of existing rental housing is collected and reported by CMHC via the CMHC Housing Information Portal and was provided in aggregate the previous July 31st Staff memo to Council, Figure 3.3 (p. 31): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf
	Loss of existing rental stock due to building renovations/upgrades	The data provided in the Excel Package on renovations and redevelopment affecting existing purpose-built rental stock is likely incomplete. This is because the city's permit application system does not allow for systematic tracking of renovations affecting existing rental housing taking place under development and building permit applications, nor does it capture work that is taking place without permits.

Data Requested in Part B of Council Motion	Outstanding data requested as part of Motion B	Rationale
List of rezoning and development projects, including the project status with estimated timelines, proposed form of development, unit numbers and type of housing and ballpark breakdown of household incomes required to afford each unit, as well as accessibility data for each project	Estimated timelines and form of development	<p>The information is not available at this time. The Development Process Redesign initiative is currently underway and is investigating ways to improve project tracking and reporting.</p> <p>For rezoning projects, information on individual applications including project status and form of development is available on the City of Vancouver rezoning centre website: https://rezoning.vancouver.ca/applications/index.htm</p>
	List of applications for low-density housing forms	Information on low-density housing forms, such as duplexes and single-family dwellings, in-application is not currently tracked at the record level and would need to be specifically defined in the permit tracking system and manually retrieved.
	Estimated affordability for individual development projects and ball-park breakdown of household incomes required to afford each unit	<p>Affordability for individual development projects is not documented systematically, however for the purposes of tracking Staff use the affordability assumptions outlined in the July 31st memo response Section 5: https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p>
	Data on accessibility of individual housing developments	Accessibility information is not tracked systematically for individual projects. All projects must be in compliance with the accessibility requirements in the Vancouver Building By-Law. Non-market housing projects typically include 5% accessible units.

Data Requested in Part B of Council Motion	Outstanding data requested as part of Motion B	Rationale
<p>Estimated zoned capacity, broken down by each zone and by neighbourhood, numbers and types of units, with estimated total and annual build-out</p>	<p>Record-level data on zoned and development capacity</p>	<p>Record-level data on zoned and development capacity cannot be provided at this time due to the following:</p> <ul style="list-style-type: none"> • Zoned capacity by district and neighbourhood cannot be fully calculated in a precise manner at this time. Some zoning district schedules do not contain density information and are dependent on urban design, site dimensions, height considerations (e.g. certain CD-1s, BCPED, FCCDD, HA districts). Other zoning district schedules have variations for maximum density depending on the choice of use(s), while other zoning districts depend on land use policies to provide density information. These layers of complexity are reasons why development capacity modeling (rather than zoned capacity) is the City's standard approach for estimating growth. • The City's development capacity is reflected in the Regional Context Statement (RCS) ODP, 2013 that identifies the linkage between City policies and plans to align with the Regional Growth Strategy (RGS). As part of the RGS Update and the Vancouver Plan process, staff are updating development capacity estimates based on approved policies and community plans and information will be provided in updates and reports to Council as well as in public engagement materials. Following adoption of an updated RGS, the RCS will require updating and approval by Council and the Metro Board.

Data Requested in Part B of Council Motion	Outstanding data requested as part of Motion B	Rationale
<p>Existing data (where available) on the city's secondary rental market (non-purpose-built rentals such as condos, secondary conversions or unauthorized suites) the number and type of rental units, monthly rent, and vacancy rate</p>	<p>The number, type, monthly rent, and vacancy rate in secondary suites.</p>	<p>Complete information collected on the number, type, monthly rent, and vacancy rate in secondary suites does not currently exist or is being analyzed by any government organizations.</p> <p>The City estimates the number of secondary suites in the City based on BC Assessment data and permit applications, which were reported on in the July 2020 memo to Council, see Section 7 (p. 42): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p> <p>The City's BC Assessment data is third-party data that can't be released publicly at this time; however Staff can provide further updates to Council as part of regular Housing Data Book publications.</p>

Appendix B: Description of Excel Table Data Provided in Relation to Council Motion

Data Requested in Part B of Council Motion	Who owns the data	Data Provided in January 2021
Annual historical data since 2010 to present for rezoning and development permit applications for new housing development, listed by project, including data on the actual or estimated number and type of housing units, and the status of each project (approved; modified; rejected; in progress; construction started; occupancy permit)	City of Vancouver	<p>Excel table package includes the following:</p> <ul style="list-style-type: none"> - Social and Supportive Housing Approvals 2010-2019 - Purpose-built Rental Housing Approvals, 2010-2019 - Condo Approvals, 2010-2019 - Townhouse Approvals, 2010-2019 - Building Permits issued in Low-Density Areas, 2010-June 2020 <p>For record-level data on issued building permits, please visit the City of Vancouver Open Data portal: https://opendata.vancouver.ca/explore/dataset/issued-building-permits/table/</p> <p>For data on accessible units in the existing non-market housing stock, please visit the Open Data portal: https://opendata.vancouver.ca/explore/dataset/non-market-housing/table/</p> <p>For affordability assumptions, see the July 31st memo response Section 5: https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p>
Census Data since 2010 for Annual Population and Dwelling Growth	Statistics Canada	<p>Excel table package includes tables the following data drawn from the Census for the City of Vancouver:</p> <ul style="list-style-type: none"> - Population Growth (1921-2016) - Population vs. Dwelling Growth (2001-2016) - Dwelling Growth (2001-2016) - Household Growth (2001-2016) - New Household Growth by Tenure (2001-2016)

Data Requested in Part B of Council Motion	Who owns the data	Data Provided in January 2021
Estimated or actual on the number of units lost through rezoning or redevelopment and net changes in affordability	City of Vancouver and CMHC data	<p>Excel table package includes the following:</p> <ul style="list-style-type: none"> - City of Vancouver Purpose-Built Rental Housing Inventory as of December 2018 - Changes to Purpose-Built Rental Inventory since 2009, including estimated gain/loss in units since 2009 - City of Vancouver Non-Market Housing Inventory as of December 2020, including estimated gain/loss in units since 2009 - Changes to City of Vancouver Non-Market Housing Inventory since 2009
List of rezoning and development projects, including the project status with estimated timelines, proposed form of development, unit numbers and type of housing and ballpark breakdown of household incomes required to afford each unit, as well as accessibility data for each project	City of Vancouver	<p>Excel table package includes the following:</p> <ul style="list-style-type: none"> - Social and supportive housing in-application as of June 2020 - Purpose-built rental housing in application as of June 2020 - Condominium housing in-application as of June 2020 - Townhouse units in-application as of June 2020
Existing data (where available) on the city's secondary rental market (non-purpose-built rentals such as condos, secondary conversions or unauthorized suites) the number and type of rental units, monthly rent, and vacancy rate	BC Assessment/Statistics Canada/CMHC	<p>CMHC data on vacancy rates, rents, and the universe of the secondary rental market (i.e. rented condominiums) in Vancouver is collected by CMHC, not the City, and is available via the CMHC Housing Information Portal. Staff provided aggregated information on rented condominiums in the July 2020 memo to Council, see Section 7 (p. 42): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p>

MEMORANDUM

February 5, 2021

TO: Mayor and Council

CC: Paul Mochrie, Acting City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Civic Engagement and Communications Director
Rosemary Hagiwara, Acting City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Follow-Up Memo to Council on *Recalibrating the Housing Vancouver Strategy*
Post-Covid 19, RTS 013971

PURPOSE

This memo is a follow-up response to the motion *Recalibrating the Housing Vancouver Strategy Post Covid 19*³, approved by Council on May 27th, 2020, calling on staff to report back with "transparent data to serve as the basis of subsequent analysis, and then policy recalibration as part of the Vancouver Plan process and the associated Regional Growth Strategy update," as well as a series of requests for annual historical and current data related to development, population and dwelling growth, and rental housing.

In a [memo](#) dated July 31st, 2020, Staff provided an initial response to Council's motion, which included:

- Aggregated data and analysis on development approvals since 2010 and upcoming applications across ownership, rental, and social housing;
- Aggregated data and analysis on population and dwelling growth from Statistics Canada;
- Aggregated data on the net change in rental and social housing units over time;
- Information on the affordability assumptions in *Housing Vancouver*;
- Information on how the City uses zoning and development capacity models in community planning;
- Aggregated data on the secondary rental market from CMHC;
- A complete itemized list of approved social/supportive and rental housing developments since 2010

DISCUSSION

³ For the final approved motion, see p. 14 of the minutes from the May 27th meeting of the Standing Committee on Policy and Strategic Priorities:

<http://council.vancouver.ca/20200527/documents/pspc20200527min.pdf>

As noted in the July 31st memo, Staff were able to fulfill many of the requests made in the original Council motion. However, as noted in the original memo, certain data elements could not be provided in the timeframe specified in the motion or because they are not currently tracked systematically.

In response to subsequent Council requests, this memo includes additional project level information related to historical and current development applications; detail on the City's existing market rental and non-market inventories; and Census data on population and dwelling growth. Appendix A includes a summary of the data being provided in relation to the requests in the original motion. Appendix B includes a spreadsheet containing City of Vancouver data on historical and current development applications. Appendix C includes data from the Census on population and dwelling growth in the City of Vancouver since 2010. Appendix B and C are provided in Excel table format.

The City's development data is drawn from several different trackers used during the development process and is based on a point in time metric that is not always updated over the course of individual applications. Because of this, some of the data provided may have issues with data quality or completeness, and caution must be used in analysis. Specific issues are noted in the metadata tab in the Appendix B spreadsheet.

CLOSING REMARKS

In response to Council's motion, Staff are looking to incorporate a focus on recalibration of housing targets and transparent data and analysis into several upcoming work programs:

3. Understanding Current and Future Housing Need: Review of Housing Vancouver targets in the Vancouver Plan and coordination with the Regional Growth Strategy (RGS) Update

As part of the Vancouver Plan, Staff are evaluating existing data on housing need, growth, and development in order to inform an understanding of current and future housing need. This work will intersect with Vancouver Plan emerging directions to inform scenarios and options for the type of city we want to be, with an initial report on progress in spring/summer 2021.

This process will include coordination with the Metro Vancouver Regional Growth Strategy update (*Metro 2050*) and consultation with an expert working group, and will involve clear documentation of the methodology and data used. Work is set to begin in early 2021, with an initial report on progress to accompany the Housing Vancouver Annual Progress Report in spring/summer 2021.

As well, staff are actively involved in the technical review of the Regional Growth Strategy (RGS) and anticipate a draft RGS Update approximately mid-2021 with consideration of the proposed updated Strategy by member municipal Councils later in 2021. Staff are coordinating this work with the Vancouver Plan process and will be reporting to Council at key milestones including strategic directions in Q3, 2021.

4. PDS and DBL public use data initiatives

PDS and DBL have identified enhancing public-use data on residential development as a priority, but have also noted that progress on this front would require a significant multi-year commitment of budget for staffing and resources. As a first step, Staff have submitted an application to the CMHC Housing Supply Challenge for funding to support modernization of the City's housing data systems for internal and external users, including augmenting tracking

for complete data sets. If the application is successful, Staff would have until October to submit a detailed application for further funding.

Should you have any further questions, please do not hesitate to contact me at gil.kelley@vancouver.ca

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
604.873.7456 | gil.kelley@vancouver.ca

Appendix A: Description of Data Provided in Relation to Council Motion

Data Requested in Part B of Council Motion	Who owns the data	Data Provided in January 2021
Annual historical data since 2010 to present for rezoning and development permit applications for new housing development, listed by project, including data on the actual or estimated number and type of housing units, and the status of each project (approved; modified; rejected; in progress; construction started; occupancy permit)	City of Vancouver	<p>Attached spreadsheet in Appendix B includes the following:</p> <ul style="list-style-type: none"> - Social and Supportive Housing Approvals 2010-2019 - Purpose-built Rental Housing Approvals, 2010-2019 - Condo Approvals, 2010-2019 - Townhouse Approvals, 2010-2019 - Building Permits issued in Low-Density Areas, 2010-June 2020 <p>For record-level data on issued building permits, please visit the City of Vancouver Open Data portal: https://opendata.vancouver.ca/explore/dataset/issued-building-permits/table/</p> <p>For data on accessible units in the existing non-market housing stock, please visit the Open Data portal: https://opendata.vancouver.ca/explore/dataset/non-market-housing/table/</p> <p>For affordability assumptions, see the July 31st memo response Section 5: https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p> <p>Data on rejected applications and the current status of approved condominium and townhouse projects is not currently tracked.</p>
Census Data since 2010 for Annual Population and Dwelling Growth	Statistics Canada	<p>Attached spreadsheet in Appendix C includes tables the following data drawn from the Census for the City of Vancouver:</p> <ul style="list-style-type: none"> - Population Growth (1921-2016) - Population vs. Dwelling Growth (2001-2016) - Dwelling Growth (2001-2016) - Household Growth (2001-2016) - New Household Growth by Tenure (2001-2016) <p>Data on recent immigration and population growth since 2016 will be available after the next Census in 2022</p>
Estimated or actual on the number of units lost through rezoning or redevelopment	City of Vancouver and CMHC data	<p>Attached spreadsheet in Appendix B includes the following:</p> <ul style="list-style-type: none"> - City of Vancouver Purpose-Built Rental Housing Inventory as of December 2018 - Changes to Purpose-Built Rental Inventory since 2009 - City of Vancouver Non-Market Housing Inventory as of December 2020

and net changes in affordability		<ul style="list-style-type: none"> - Changes to City of Vancouver Non-Market Housing Inventory since 2009 <p>Data on loss of secondary suites and ownership housing due to redevelopment is not collected in a systematic way by the City at this time.</p> <p>Data on loss of affordability for individual projects is not currently tracked. Information on affordability of existing rental housing is collected and reported by CMHC via the CMHC Housing Information Portal and was provided in aggregate the previous July 31st Staff memo to Council, Figure 3.3 (p. 31): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p> <p>The data provided in Appendix B on renovations and redevelopment impacting existing rental stock is likely incomplete. This is because the city's permit application system does not allow for systematic tracking of renovations impacting existing rental housing taking place under development and building permit applications, nor does it capture work taking place without permits.</p>
List of rezoning and development projects, including the project status with estimated timelines, proposed form of development, unit numbers and type of housing and ballpark breakdown of household incomes required to afford each unit, as well as accessibility data for each project	City of Vancouver	<p>Attached spreadsheet in Appendix B includes the following:</p> <ul style="list-style-type: none"> - Social and supportive housing in-application as of June 2020 - Purpose-built rental housing in application as of June 2020 - Condominium housing in-application as of June 2020 - Townhouse units in-application as of June 2020 - Information on low-density housing forms in-application is not currently tracked at the record level in a systematic way. <p>The data provided does not include estimated timelines and form of development, since these could not be aggregated in a format appropriate for public use at this time.</p> <ul style="list-style-type: none"> - For rezoning projects, information on individual applications including project status, timelines, and form of development is available on the City of Vancouver rezoning centre website: https://rezoning.vancouver.ca/applications/index.htm - Affordability for individual development projects is not documented systematically, however for the purposes of tracking Staff use the affordability assumptions outlined in the July 31st memo response Section 5: https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf - Accessibility information is not tracked systematically for individual projects. All projects must be in compliance with the accessibility requirements in the Vancouver Building By-Law. Non-market housing projects typically include 5% accessible units.

<p>Estimated zoned capacity, broken down by each zone and by neighbourhood, numbers and types of units, with estimated total and annual build-out</p>	<p>City of Vancouver</p>	<p>Record-level data on zoned and development capacity cannot be provided at this time:</p> <ul style="list-style-type: none"> • Zoned capacity by district and neighbourhood cannot be fully calculated in a precise manner at this time. Some zoning district schedules do not contain density information and are dependent on urban design, site, height considerations e.g. certain CD-1s, BCPED, FCCDD, HA districts. Other zoning district schedules have variations for maximum density depending on the choice of use(s), while other zoning districts depend on land use policies to provide density information. These layers of complexity are reasons why development capacity modeling is the City's standard approach for estimating growth. • The City's development capacity is reflected in the Regional Context Statement (RCS) ODP, 2013 which identifies the linkage between City policies and plans to align with the Regional Growth Strategy (RGS). As part of the RGS Update and the Vancouver Plan process, staff are updating development capacity estimates based on approved policies and community plans and information will be provided in updates and reports to Council as well as in public engagement materials. Following adoption of an updated RGS, the RCS will require updating and approval by Council and the Metro Board.
<p>Existing data (where available) on the city's secondary rental market (nonpurpose-built rentals such as condos, secondary conversions or unauthorized suites) the number and type of rental units, monthly rent, and vacancy rate</p>	<p>BC Assessment/Statistics Canada/CMHC</p>	<p>CMHC data on vacancy rates, rents, and the universe of the secondary rental market (i.e. rented condominiums) in Vancouver is collected by CMHC, not the City, and is available via the CMHC Housing Information Portal. Staff provided aggregated information on rented condominiums in the July 2020 memo to Council, see Section 7 (p. 42): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p> <p>There is not currently complete information collected on the number, type, monthly rent, and vacancy rate in secondary suites. The City estimates the number of secondary suites in the City based on BC Assessment data and permit applications, which were reported on in the July 2020 memo to Council, see Section 7 (p. 42): https://vancouver.ca/files/cov/memo-housing-policy-recalibrating-housing-vancouver-targets.pdf</p> <p>The City's BC Assessment data is third-party data that can't be released publicly at this time; however Staff can provide further updates to Council as part of regular Housing Data Book publications.</p>