

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
CC: ["City Manager's Correspondence Group - DL"](#)
["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
Date: 5/25/2021 4:35:26 PM
Subject: Memo - Secured Rental Policy Engagement Update - May 2021
Attachments: Memo to Mayor Council - SRP Engagement Update - May 2021.pdf

Dear Mayor and Council,

Attached is a memo from Theresa O'Donnell, providing an update on recently launched public engagement opportunities related to the Secured Rental Policy, in coordination with the Vancouver Plan and Quick Start Actions. The updates include:

- A brief summary of previous Council direction dating back to November 2019, including the approval of the Secured Rental Policy, direction to advance work on two key implementation actions to streamline the delivery of new rental in C-2, RS and RT zoned areas, and direction to undertake additional public engagement as part of work on the Vancouver Plan.

- An overview of current and upcoming engagement activities regarding the Secured Rental Policy, which include online public information sessions and office hours with staff, a survey and targeted stakeholder meetings, as well as related engagement that has proceeded as part of work on the Vancouver Plan and Complete, Connected Neighbourhoods.

Should you have any questions, please contact Theresa O'Donnell at Theresa.O'Donnell@vancouver.ca.

Best,
Paul

Paul Mochrie (he/him)
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), ləwúmesh (Squamish), and səilwətał (Tseil-Waututh) Nations.

MEMORANDUM

May 25, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Susan Haid, Deputy Director of Long Range and Strategic Planning, Planning, Urban Design and Sustainability
Dan Garrison, Assistant Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Streamlining Rental: Making it easier to build secure rental housing in more neighbourhoods in coordination with the Vancouver Plan and Quick Start Actions

RTS#: N/A

This memo provides an update regarding current and upcoming public engagement activities related to the Secured Rental Policy. This work has recently been relaunched as the Streamlining Rental initiative, in coordination with work on Vancouver Plan and Quick Start Actions. A brief summary of the background is also provided.

BACKGROUND

Council Direction

In November 2019, Council approved the Secured Rental Policy, which updates and improves longstanding City policies that incentivize the development of new secure rental housing in a wide variety of locations across the city. As part of the approved policy, the Secured Rental

Policy includes direction for staff to advance work on two key changes to further streamline the delivery of new rental housing:

- 1) Changes to C-2 zoning (including C-2, C-2B, C-2C and C-2C1) to allow new 6 storey rental buildings through the same process as new 4 storey strata condo buildings (without a rezoning).
- 2) Changes to the Secured Rental Policy for rezoning in low density areas (eligible RS and RT zoned areas) to streamline the rezoning process by utilizing new rental zones with standardized regulations, focusing on areas within a short walk or roll of public transportation, shopping and other daily needs.

In November 2019, Council also directed staff to extend the Rental Housing Stock Official Development Plan (RHS ODP) to the C-2 zones to apply one-for-one rental replacement requirements to protect against the loss of rental housing due to redevelopment.

Staff began implementation work to advance these changes in early 2020, however the work was delayed due to the COVID-19 pandemic and updated direction from Council to allow for further engagement and to align with Vancouver Plan emerging directions.

In July 2020, Council considered proposed changes to C-2 zoning to allow new 6 storey rental buildings without a rezoning. Following the Public Hearing, Council referred the proposed changes back to staff until after Council had considered amendments to extend the RHS ODP to the C-2 zones.

In October 2020, Council received a report on Phase 1 of the Vancouver Plan, including public engagement on the provisional goals and community recovery and quick-start actions. Council subsequently directed staff to conduct additional engagement on opportunities to increase rental housing in C-2 zones and low density transition areas through the Secured Rental Policy, as well as ways to increase social housing, as part of the goal of complete, connected neighbourhoods in the creation of the Vancouver Plan.

At Public Hearing on April 1, 2021, Council approved amendments to extend the RHS ODP to the C-2 zones.

Previous Public Engagement

Work on the Secured Rental Policy and key changes to streamline new rental in C-2 zones and eligible low density areas has involved multiple phases of public engagement. Since 2018, these have included 8 public information sessions, more than 25 stakeholder and advisory committee meetings, and more than 5,000 touchpoints with participants through events, comment forms and surveys.

NEW ENGAGEMENT OPPORTUNITIES

The Streamlining Rental initiative advances work on the two key changes outlined in the Secured Rental Policy, and responds to Council direction to undertake additional city-wide and neighbourhood engagement in conjunction with work on the Vancouver Plan. Staff have

prepared updates designed to further support the emerging directions, including to create more compete, connected and culturally-vibrant neighbourhoods, to become a sustainable, carbon-neutral city, and to develop an affordable city with diverse and secure housing.

Shape Your City Website and Survey

Information on the current and upcoming engagement opportunities and full details on the proposal and recent updates can be found on the [Shape Your City Page \(shapeyourcity.ca/rental-rz\)](https://shapeyourcity.ca/rental-rz). Interested participants can provide comments and contact staff with specific questions, and a survey will also be launched shortly. All engagement opportunities related to this work are being advertised through digital channels, including the City's webpage and social media platforms.

Details on the Vancouver Plan can also be found online at shapeyourcity.ca/vancouver-plan, as well as on related work on Complete, Connected Neighbourhoods at shapeyourcity.ca/completeneighbourhoods and Housing at shapeyourcity.ca/vancouver-plan-housing.

Virtual Information Sessions and Office Hours

We are holding two online public information sessions (June 1 and 3) to provide an overview of the Secured Rental Policy and information on the updates and changes being considered. Attendees will have an opportunity to discuss the proposal, ask questions and comment in small group discussions.

In addition, we are booking timeslots during the week of June 7 to meet with members of the public or community groups who are interested in the Streamlining Rental work and have particular questions or concerns that they wish to discuss with staff.

Other Public and Stakeholder Engagement

We are also undertaking another round of update meetings with key stakeholder groups and civic organizations, including the Renters Advisory Committee, the Urban Development Institute, builders and architects, and non-profit housing agencies.

Due to the ongoing impacts of the COVID-19 pandemic, all engagement activities continue to be conducted online. Should Public Health measures and guidance change, and circumstances allow within the timeframe of this work, staff will consider any potential opportunities to safely and effectively supplement the engagement program with in-person activities.

Through spring 2021, residents have also had various opportunities to engage on elements of complete neighbourhoods (including more diverse housing types and tenures) as part of work on [Complete, Connected Neighbourhoods \(shapeyourcity.ca/completeneighbourhoods\)](https://shapeyourcity.ca/completeneighbourhoods).

TIMELINE

Staff will provide a summary of key themes based on the feedback received as part of the Vancouver Plan Quick Starts Report planned for July. Following that, recommended policy and zoning changes will be prepared in the summer for consideration of referral to public hearing by Council in fall 2021.

If you have any questions, please do not hesitate to contact me or Dan Garrison, Assistant Director, Housing Policy and Regulation at Dan.Garrison@vancouver.ca or 604-673-8435.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca