

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"
"Kelley, Gil" <Gil.Kelley@vancouver.ca>

Date: 7/7/2020 11:59:57 AM

Subject: Memo - Amendments to Development Cost Levy By-laws regarding for-profit affordable rental housing

Attachments: Memo to Mayor and Council - Amendments to Development Cost Levy By-laws regarding for-profit affordable rental housing.pdf

Dear Mayor and Council,

Please see the attached memo from Gil Kelley, in response to Councillor questions regarding amendments to the Development Cost Levy By-laws. A brief summary is as follows:

- This memo responds to a question from a member of Council regarding By-law items 2 and 3 on today's Council agenda (July 7, 2020) regarding amendments to the DCL By-laws specifically related to the definition of "for-profit affordable rental housing".
- The amendments follow a Council resolution of November 26, 2019 to amend the DCL By-laws to align the definition of for-profit affordable rental housing with the Moderate Income Rental Housing Pilot Program, including the addition of a new option starting rent provision to qualify for DCL waivers (e.g. where units comprising at least 20% of the residential floor area rent at or below the MIRHPP rates).
- Otherwise, no changes are made to the starting rent rates that apply to market rental projects seeking the waiver.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
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Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

July 7, 2020

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, 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
Dan Garrison, Assistant Director, Housing Policy & Regulation

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

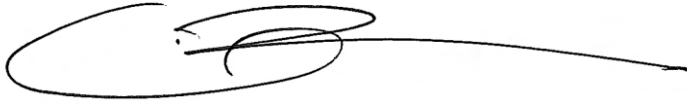
SUBJECT: By-laws to Amend Development Cost Levy By-laws No. 9755 and No. 9418 regarding for-profit affordable rental housing

This memo responds to a question from a member of Council regarding amendments to the Development Cost Levy By-laws (both City-wide and Area Specific By-laws) to update the definition of "for-profit affordable rental housing". These By-law amendments are being considered by Council at the Regular Meeting of July 7, 2020. Specifically, the question was whether the amendments would alter the rental rates required to qualify for DCL waivers.

The By-laws in question, identified as By-laws 2 and 3 on the Council agenda, introduce the changes to the Vancouver and Area-specific DCL By-laws that were approved in principle by Council on November 26, 2019 as part of the report back on the Rental Incentive Program Review. These amendments include the addition of a new optional starting rent provision to qualify for DCL waivers that aligns with the MIRHP Program (e.g. where units comprising at least 20% of the residential floor area rent at or below the MIRHPP rents). Otherwise, no changes are made to the starting rent rates that apply to market rental projects seeking the waiver.

The current applicable rates are provided in Table 1 of the Rental Incentive Programs Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-rental-incentive-programs.pdf>). These are updated annually based on new CMHC data that generally becomes available during Q1.

If Council has any further questions, please feel free to contact Gil Kelley at the contact information below.

A handwritten signature in black ink, consisting of a large, loopy initial 'G' followed by a long, horizontal stroke that tapers to a point.

Gil Kelley, FAICP
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