

**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:** 8/28/2020 4:40:31 PM  
**Subject:** Memo to Mayor and Council - Housing Policy - Recalibrating HV Targets

Dear Mayor and Council,

Thank you for your questions regarding the recent report from PDS on Housing Targets. As to your first point, we will fix the graphic on page 34 to eliminate the overlap in the label.

As to your second point regarding the disproportionate number of condominiums v other forms of tenure in the pipeline (disproportionate to the incomes of the broader range of Vancouver household incomes that need to be served with new housing supply), we acknowledge this fact and was the primary reason why the 2017 Housing Vancouver 10-year affordable Housing Strategy called for producing a total of 72,000 housing units - to offset the nearly 30,000 condo units already in the pipeline with the so-called *right supply* of rental and social housing. That gross number of units as a *production target* over 10 years was not a population growth derived housing *projection*, as some have mistakenly argued, but a target of what would be needed to balance the supply toward local needs and to motivate action in that regard. It should be noted that City policy continues to allow applications for condos and many of these condo projects do not require re-zoning and thus may not be as visible to Council as those you regularly approve. Hence our recent proposal to provide rental incentives in the C-2 districts, to allow six-storey rental projects without a re-zoning, for example. Action on this was deferred by Council until Fall. Over the past 12-18 months we have seen a slowing in the condo market and production and if sustained this could push that part of the pipeline out in the future. We are also seeing early proposals from pipeline projects (enquiry status) to change projects from strata to rental which would have a direct effect on the proportions you see in the report.

In general, we look forward to resetting housing targets that serve the "right supply", together with consideration of policies and mechanisms to achieve those, through the Vancouver Plan, including the potential for early actions beyond the C-2 zoning. We also plan to brief Council in the Fall on current affordable housing delivery mechanisms and options for adjusting our current approaches to serve a broader set of income needs going forward.

Thank you.

Sadhu

**Sadhu Aufochs Johnston** | City Manager  
Office of the City Manager | City of Vancouver  
604.873.7627 | [sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)

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.*