

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: 10/21/2020 9:41:15 AM

Subject: Memo - CAC Policy - exemption for routine, lower density secured market rental rezonings

Attachments: image001.png
image002.jpg
Memo to Mayor and Council - CAC exemptions (Oct 20-2020).pdf

Dear Mayor and Council,

The enclosed memo from Gil Kelley, GM of Planning, Urban Design and Sustainability, is further to a question that was posed to staff pertaining to the City's CAC policies relating to CAC exemptions for secured market rental projects (such as MIRHPP).

- Section 8.2(e) of the City's CAC Policy details the exemption for Rezoning for routine, lower density secured market rental that comply with the City's rental policies, as shown in Table 1 of the CAC Policy document.
- CAC exemption is based on an extensive review of past secured market rental rezoning approvals and applies to most 4-6-storey rental buildings reflected in Table 1.
- Larger and more complex rental projects (that are above the height limits in Table 1, including MIRHPP applications), are subject to CAC review with a priority for on-site affordability in lieu of cash CAC or other in-kind benefits where appropriate

Should you or council have any further questions, please don't hesitate to contact Gil Kelley at Gil.Kelley@vancouver.ca.

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.

Table 1: Exemptions for Routine, Lower Density Secured Market Rental Rezoning Applications^(a)

Areas	Zoning District	Rezoning to Specific Height
Mixed-Use Commercial/ Residential Areas	C-1	<= 4 storeys
	C-2 zones	<= 6 storeys
	C-3A	Refer to local height maximums in C-3A guidelines
	MC-1	<= 6 storeys
Residential Areas	RS/RT zones	<= 5 storeys
	RS/RT zones (in community plan areas) ^(b)	<= 6 storeys
	RM zones (applicable to infill projects where existing rental units are not demolished)	<= 6 storeys

Notes:

- a. Table excludes the Oakridge Municipal Town Centre area in the Cambie Corridor
- b. RS/RT applies to Cambie Corridor, Marpole, Grandview-Woodland, and Joyce-Collingwood Station Precinct

MEMORANDUM

October 20, 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
Susan Haid, Deputy Director, Long Range Planning, Planning, Urban Design and Sustainability
Theresa O'Donnell, Deputy Director, Current Planning, Planning, Urban Design and Sustainability
Chris Robertson, Assistant Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability

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

SUBJECT: CAC Policy - exemption for routine, lower density secured market rental rezonings

Dear Mayor and Council

This memo is intended to respond to a question from a Councillor pertaining to the City's CAC Policies relating to exemption for routine, lower density secured market rental rezonings. In particular, the question related to whether there is a specific policy associated with exempting CACs on secured market rental property rezoning applications (such as MIRHPP). We are sending this response to all of Council for your information.

CACs are applicable to rezoning application only. Section 8.2(e) of the City's CAC Policy details the exemption for "Rezoning for routine, lower density secured market rental that comply with the City's rental policies as shown in Table 1."

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Notes:


- a. Table excludes the Oakridge Municipal Town Centre area in the Cambie Corridor
- b. RS/RT applies to Cambie Corridor, Marpole, Grandview-Woodland, and Joyce-Collingwood Station Precinct

This CAC exemption is based on an extensive review of past secured market rental rezoning approvals and the finding that none of the routine 4-6-storey rental buildings generate a CAC, despite pro forma and RES assessment.

It is important to point out that larger and more complex rental projects (that are above the height limits in the above table, including MIRHPP applications), are subject to CAC review with a priority for on-site affordability in lieu of cash CAC or other in-kind benefits where appropriate. Council has the final authority for considering the rezoning application at Public Hearing.

I trust the foregoing provides clarity on this matter, but should there be any further questions or comments, please don't hesitate to contact me.

Thank you,



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