

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: 10/29/2020 1:12:21 PM

Subject: Memo - Low Density Transition Areas - RTS 13682

Attachments: Memo to Mayor and Council - Secured Rental Policy for Low-Density Transition Areas.pdf

Dear Mayor and Council,

Please see the attached memo from Gil Kelley regarding Secured Rental Policy for Low-Density Transition Areas – RTS 13682. A brief summary is as follows:

- Provides an update on the Secured Rental Policy provisions for low-density transition areas work and outlines the implications of recent Council direction regarding the engagement process for the Vancouver Plan
- Describes that while further delay to this work will enable increased alignment with the Complete Neighbourhoods work under the Vancouver Plan, it will have impacts that affect opportunities to deliver new purpose-built rental housing and to support progress on the CER Big Move #1 in the near term
- Notes that staff are developing engagement plans and considering how best to incorporate Council's direction, targeting a report back in early summer 2021.

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

Best,
Sadhu

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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

October 29, 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 and Strategic Planning
Theresa O'Donnell, Deputy Director, Current Planning
Dan Garrison, Assistant Director, Housing Policy and Regulation
Neil Hrushowy, Assistant Director, Community Planning

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

SUBJECT: Secured Rental Policy for Low-Density Transition Areas – Update and Implications of Recent Council Direction

This memo provides an update to Council on the Secured Rental Policy provisions for low-density transition areas, focusing on the engagement process so far and the implications of recent Council direction regarding the engagement process for the Vancouver Plan.

Background

On November 26, 2019, Council approved the Secured Rental Policy: Incentives for New Rental Housing (Secured Rental Policy), which consolidated and updated opportunities for new rental housing previously contained in the Secured Market Rental Housing Policy ("Rental 100", 2012) and Affordable Housing Choices Interim Rezoning Policy (2012). The Secured Rental Policy allows for the consideration of rezoning in "low density transition areas" (RS and RT zoned areas in proximity to public transit, schools, parks and shopping) but implementation of the policy is awaiting the creation of new rental zones to streamline future rezoning applications in these areas.

As directed by Council in November 2019, staff have completed technical work to prepare the new rental zones and associated guidelines, explored refinements to the policy, and have undertaken two rounds of public and industry engagement. In the initial round of engagement in early March, six public information sessions were held in locations across the city and public input was gathered via comment forms and emails. As part of the response to COVID-19, and in light of significant public interest in the work, an additional online public engagement period extended through the summer and further comments were accepted until October 4, 2020. In total, over 800 public comment forms and emails had been received. Based on this process, staff were preparing a report to Council on the new rental zones, engagement process and recommended changes to the Secured Rental Policy for consideration in late fall.

On October 6 2020, Council directed staff to provide opportunities for city-wide and neighbourhood-based engagement including on “quick start” actions or pilot projects that could be undertaken as part of Vancouver Plan. Council specifically named opportunities to increase rental housing in low density transition areas as one of the items to be included as part of upcoming Vancouver Plan engagement. Staff have interpreted this motion as direction to refer the implementation of the Secured Rental Policy in low density transition areas into the Vancouver Plan engagement around the theme of complete communities and neighbourhoods and associated “quick starts.” In keeping with this direction, staff will defer reporting back until after the additional engagement has been completed in mid-2021.

Deferral of the report back may delay the roll out of opportunities to deliver rental housing in these low density transition areas of the City. However, the deferral also creates opportunities, including the ability to integrate the Secured Rental Policy work with the Complete Neighbourhoods work under the Vancouver Plan, opportunities to better respond to public feedback, and the ability to include feedback we have heard from the Community Housing Sector to explore further incentives for non-profit led projects.

Next Steps

Following Council’s most recent direction, staff are considering how best to include additional engagement on the Secured Rental Policy provisions for low density transition areas through the Vancouver Plan. Staff are targeting early summer 2021 for a report back to Council.

Staff will inform the public of this approach through the City’s website and through a direct email to all those members of the public that have expressed interest in this work.



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