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To:	"Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>
Date:	4/19/2016 5:40:39 PM
Subject:	RTS 11038 - Clarifications on the Interim Rezoning Policy for Affordable Housing Choices (2012) and the report on Affordable Home Ownership Pilot Program
Attachments:	CMO - Memo to Mayor and Council - IRP and AHO - 2016.04.19.pdf

Dear Mayor and Council,

You have been receiving feedback from the community on the Affordable Homeownership report that is going to committee tomorrow.

There appears to be some confusion on what is being proposed, particularly around the land use. The attached memo provides some clarity on the existing interim rezoning policy, which was approved by council in 2012.

- No changes are being proposed to the existing interim rezoning policy
- The map attached to the planning administrative bulletin shows clearly that the IRP does not apply to areas where there is a new community plan or areas undergoing a community planning process (eg. Grandview Woodland)
- We will be undertaking further consultation with stakeholders on the affordable homeownership model and will bring back a more defined program once a Charter amendment is in place.

Best,
Sadhu Johnston
Acting City Manager

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OFFICE OF THE CITY MANAGER
Mukhtar Latif, Chief Housing Officer

MEMORANDUM

April 19, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Acting Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Mike Magee, Chief of Staff, Mayor's Office
Kevin Quinlan, Deputy Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Emma Lee, Director, Community Relations, Mayor's Office
Jane Pickering, Acting GM, Planning and Development Services
Abi Bond, Director, Housing Policy and Projects

FROM: Mukhtar Latif
Chief Housing Officer

SUBJECT: Clarifications on the *Interim Rezoning Policy for Affordable Housing Choices* (2012) and the report on an Affordable Home Ownership Pilot Program (RTS11038)

This memo clarifies that no changes to the *Interim Rezoning Policy for Affordable Housing Choices* ("IRP") are proposed in the Affordable Home Ownership (AHO) Pilot Program Report (RTS11038) that will be reviewed by Council Committee on April 20, 2016.

Council and staff have recently received some enquiries and letters from the public seeking clarification on what is being proposed in the *Affordable Home Ownership Pilot Program Report* (RTS11038) as it pertains to the IRP. Several of these letters demonstrate some significant confusion about the intention of the report and the status of the IRP (Council approved policy from October 3, 2012). This memo outlines key points of clarification for Mayor and Council with respect to the concerns being raised by the public.

The AHO Pilot Program report does not propose any changes to the underlying approach or policy related the IRP. The Council approved IRP remains unchanged, including the affordability objectives and location and form criteria.

CMO - Memo to Mayor and Council - IRP and AHO - 2016.04.19

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In 2012, the *Mayor's Task Force on Housing Affordability*, encouraged innovative forms, types and tenures of affordable housing in locations across the City. Council approved the *Interim Rezoning Policy for Increasing Affordable Housing Choices (IRP)* to explore innovative approaches on a limited basis. Under the IRP Council can consider rezoning applications in prescribed areas (i.e. along arterials) for affordable housing, including secured market rental, co-housing, life leases, community land trusts and affordable home ownership where “units are sold for at least 20% below market value and include a secure mechanism for maintaining affordability.”

The IRP includes a limit of 20 projects. Once 20 rezoning applications are in process, staff will report back on the outcomes and recommendations for modification or continuation of the policy. The IRP also includes a spacing requirement between projects, where no more than two projects under this policy can be considered within 10 blocks along an arterial street. NOTE: The spacing requirement was added by Council when the IRP was approved in 2013 so will not be found in the wording of the approved policy but is part of the original Council motion approving the IRP.

Since 2012, there have been four affordable housing projects approved under the IRP: two 100% Rental, one Co-housing, and one Life Lease. While there have been approximately ten enquires for affordable home ownership projects, none have advanced to an application. The recommended future AHO pilot program would provide that necessary direction.

Staff have identified the need for a clear administrative and legal process for taking and securing AHO units. As discussed in the Council report, this will enable AHO projects to advance for Council consideration under the IRP. Appended to the Council report is an updated Administrative Bulletin on the IRP. Administrative Bulletins are provided to offer the public and applicants guidance on how Council approved policies are implemented. Staff have adjusted the IRP bulletin to simplify and improve the description of the policy and eligibility criteria as well as a clearer map that identifies where the policy applies. For example, the new map now shows clearly that the IRP does not apply in areas of the City that have recently adopted community plans or in areas that are undergoing community planning (e.g. Grandview Woodlands).

Please feel free to contact me if you have any questions.



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