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Date: 11/27/2018 2:34:58 PM

Subject: Memo - 2096 West 47th Ave

Attachments: PDS - Memo to Council - 2096 West 47th Avenue.pdf

Greetings Mayor and Council,

Please see the attached memo from Gil Kelley, regarding 2096 West 47th Avenue. This memo is in response to Councilor Swanson's request for more information on this project and includes:

- A description of the proposed development application
- A summary of the existing tenants on the site and details of the Tenant Relocation Plan provided by the applicant
- Information regarding the renter protection policies in commercial areas

Should you have any questions, please contact Gil at 604.873.7456 / Gil.Kelley@vancouver.ca.

Best,
Sadhu

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MEMORANDUM

November 27, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Sandra Singh, General Manager, Arts Culture and Community Services
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Dan Garrison, Assistant Director, Housing Policy and Regulation
Abi Bond, Managing Director, Homelessness Services & Affordable Housing Programs

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

SUBJECT: Information on the Proposed Development at 2096 West 47th Avenue and Renter Protection Policies in Commercial Areas

This memo is in response to a request from Councillor Jean Swanson for information about the proposed development at 2096 West 47th Avenue and options for expanding rental replacement requirements in commercial areas.

Summary of Development Proposal at 2096 West 47th Avenue (DP-2018-00542)

The development permit application was accepted on June 12, 2018 and involves the consolidation of sites from 6310 to 6386 East Boulevard and the demolition of the existing buildings to develop a four storey mixed-use building. The proposal includes retail and residential use on the first storey and 45 units of strata located on the second to fourth storeys, over two levels of underground parking. The project will provide 139 parking spaces with vehicular access from the lane.

There are four existing buildings on site, including a strata building, two equity co-ops, and a purpose-built market rental building.

Address	Housing on Existing Site	Year built
2096 W. 47 th Ave. / 6310 E. Blvd	Equity co-op – 11 units	1955
6344 E. Boulevard	Equity co-op – 10 units	1951
6356 E. Boulevard	Market Rental – 11 units	1955
6386 E. Boulevard	Strata – 10 units	1973

Note: Equity co-ops were a common multi-family housing model prior to the introduction of the Strata Property legislation in the late 1960s. They are a form of for-sale market ownership that is different from non-profit rental housing co-ops in that the development is primarily financed by member equity, and does not involve any government funding or subsidy.

A Tenant Relocation Plan is required under the City’s Tenant Relocation and Protection Policy in all multiple dwelling zoning districts. Under this policy, eligible tenants are provided compensation based on length of tenancy, moving expenses, and assistance in finding alternate accommodations. There are 30 tenants in these 3 buildings, of which 13 have been there for less than 1 year (at the time of the Tenant Relocation Plan submission date) and 4 have tenancies over 10 years.

Address	Existing Tenants	Average Length of Tenancy
2096 W. 47 th Ave. / 6310 E. Boulevard (Equity Co-op)	N/A - equity co-op (private arrangement)	N/A
6344 E. Boulevard (Equity Co-op)	9 (1 vacant)	2.4 years
6356 E. Boulevard (Market rental)	11	11 years
6386 E. Boulevard (Strata)	10	1 year

6356 East Boulevard is the only building that is purpose-built market rental. The other three buildings vary in tenure (stratified rental and equity co-ops); however, the applicant is providing compensation to tenants living in the three identified buildings for more than one year. The residents living at the recently dissolved equity co-op at 6310 East Boulevard entered into a private arrangement with the owner prior to the acquisition of the 3 other sites, and were not included in the TRP. In addition to the sale, the owners offered the members one year free rent and members have since moved out or opted to stay on a month-to-month basis. The residents in the equity co-op at 6344 E. Boulevard and Strata Building at 6386 E. Boulevard are either previous owners/equity co-op members or relatively new tenants that have moved in since the sites were acquired. There are tenancy agreements in place for all residents of the three buildings.

All four buildings must comply with Residential Tenancy Act (RTA) requirements - the owner/landlord must provide 4 months’ notice to vacate.

Unlike apartments in residential areas (certain RM, FM, and CD-1 zones) that are covered by the Rental Housing Stock ODP, replacement of existing rental is not currently required in commercial zones. As this proposal is being considered under the existing C-2 zoning and is not subject to the Rental Housing Stock ODP, no replacement of rental units was required.

Public notification was held via site signs, which were installed on September 11th and postcards (539 recipients) sent on September 21st, 2018. During the notification period, five responses were received and responded to. The five responses opposed the development with the majority commenting on the loss of rental units.

A prior-to letter outlining conditions of the development was presented to senior staff on October 25th, 2018. This application was approved by the Director of Planning, subject to conditions and

the prior-to letter was issued to the applicant on October 29th, 2018. At this time, no response has been received from the applicant and a prior-to response is requested to be submitted by March 1st, 2019.

Why does the Rental Housing Stock ODP not apply to commercial areas?

In order to meet the growing demand for rental in an extremely tight market and maintain affordability for existing renters, a balanced approach to retention and renewal has been taken. This has meant that the City has focused rental replacement requirements in areas with the highest proportion of purpose-built rental housing (the RM, FM and CD1 zones contain almost 80% of the primary rental stock), while continuing to create new supply in locations that have relatively less impact to on the existing rental stock. Rental replacement requirements have not applied to commercial zones, which comprise 7% of the city's rental stock.

It is important to note that in spite of commercial areas not having rental replacement requirements, there has been no net loss of rental in commercial areas in recent years. Over the last eight years, there has been a net gain of almost 400 rental units in commercial areas enabled through the City's rental incentive programs.

Future Work

On November 27, Council will consider **Motion B:10 Protecting Tenants from Renovictions and Aggressive Buyouts**. Staff will report back on any options to amend renter protection policies across the city in relation to Council's decision on that motion.

Please do not hesitate to contact me further should you have any follow-up questions.



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