

File No.: 04-1000-20-2018-528

October 31, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 2, 2018 for:

The City's Grandview-Woodland Community Plan Pace of Change Policy states that the number of rental units that can be demolished in a 3 year period (2016-2019) is maxed out at 150 units and 5 buildings, including apartment buildings and basement suites. Request is for the following, with the date of January 1, 2016 to October 18, 2018:

- 1. How the City is tracking the number of projects that include the demolition of rental units including 'secondary rentals';**
- 2. Number of units that have been demolished according to the City's records (aggregate number and list of rental suites demolished)**
- 3. Number of buildings that have been demolished according to the City's records (aggregate number and list of buildings demolished); and**
- 4. If basement suites are not included, as per the policy, an explanation as to why this is, and how the policy is being applied.**

The Planning, Urban Design & Sustainability Department has provided the following information in response to your request:

Context

The Pace of Change policy is one of the housing policies contained in the Grandview-Woodland Community Plan. It applies only to privately-initiated rezonings in Grandview-Woodland's residential apartment areas (RM-3A or RM-4 zoned areas), that seek to redevelop using one of the rezoning policies outlined in the Plan. It does not apply to projects that seek to redevelop under existing zoning (e.g. RM-3A or RM-4 zoning).

The intention of the Policy was primarily intended to constrain new market rental or mixed tenure (market rental and strata) that involved the demolition of existing rental in the first three years of the Plan.

Policy 7.1.3 of the Grandview-Woodland Community Plan (approved July 2016), states that:

"In order to manage the initial take up ("pace of change") of policies involving redevelopment of existing market rental housing, limit approvals of projects that involve demolition of existing market rental housing covered by the Rental Housing Stock ODP, to no more than 5 new developments in the first 3 years of the plan, or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the 5 sites). Following 3 years, report back on the rate of development and the outcomes of that activity."

The City's Pace of Change Bulletin (<https://vancouver.ca/files/cov/grandview-woodland-plan-bulletin-pace-of-change.pdf>) includes the following relevant definitions:

Project - means one or more properties that have been assembled for a single development proposal. (e.g. three detached dwellings, assembled to create a new apartment building, counts as one project). No more than five projects and/or 150 units in areas governed by the Pace of Change policies will be considered during the first three years of the plan.

Existing market rental units – refers to existing rental units that are proposed for demolition as part of a project. (e.g. three detached houses, each with 3 rental units, would count as nine existing units). The policy applies to both occupied and vacant rental units. Existing units can include those found within purpose built rental (e.g. apartment buildings) or secondary rental (e.g. rental units in a detached dwelling.) As part of the five projects allowed, no more than 150 market rental units will be allowed to be demolished in Grandview-Woodland pace of change areas during the first three years of the plan. Note: new units proposed as part of a project do not count towards this total.

FOI Questions

1) How the City is tracking the number of projects that include the demolition of rental units including 'secondary rentals';

The Planning Department tracks all rezoning projects – enquiries and applications - in RM-zoned "Pace of Change" areas using an excel spreadsheet managed by Planning Department staff. When a formal enquiry is received for a site covered by the Pace of Change policy, the spreadsheet is updated.

2) Number of units that have been demolished according to the City's records (aggregate number and list of rental suites demolished)

At present, two of the five rezonings being considered under the Pace of Change policy have been approved in principle (per City Council at Public Hearing): (1) 1619-1651 E Broadway, and (2) 1837-1857 E 11th Av and 2631-2685 Victoria Dr. However, no demolition permit has yet been issued for either project.

For the two projects, the following table outlines the *anticipated* change in terms of existing and proposed rental units.

Site	Existing rental units:	Units Proposed	Net gain - Rental
1837-1849 E 11th Ave & 2631-2685 Victoria Dr	15 units	72 secured rental + 66 strata units	57 units
1619-1651 East Broadway	8 units	47 secured rental + 46 strata units	39 units

3) Number of buildings that have been demolished according to the City's records (aggregate number and list of buildings demolished);

As noted above, no buildings have yet been demolished.

4) If basement suites are not included, as per the policy, an explanation as to why this is, and how the policy is being applied.

As noted above, the Pace of Change policy applies to secondary suites. As defined under the Zoning and Development bylaw, a secondary suite is a "smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit." Secondary suites can include basement suites, although the term is also used for other types of separated suites.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-528); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

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