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To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

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Date: 4/23/2019 10:42:53 AM

Subject: Memo - Staff Advice on "Emergency Interim Rezoning Policy for Broadway Corridor to UBC" Motion (RTS 13113)

Attachments: Council Memo - IRP to UBC - revised a1 and a2 - 4-23-19 - RTS 13113.pdf

Dear Mayor and Council,

Please see the attached memo from Gil Kelly with staff advice on the "Emergency Interim Rezoning Policy for Broadway Corridor to UBC" Motion.

Should you have any questions, please contact Gil Kelley, GM of Planning, Urban Design, and Sustainability at 604.873.7456 or Gil.Kelley@vancouver.ca.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
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604.873.7627



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

April 23, 2019

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
Kathryn Holm, General Manager, Development, Buildings & Licensing
Susan Haid, Deputy Director of Planning – Long-Range and Strategic Planning
Dan Garrison, Assistant Director, Planning, Urban Design and Sustainability
Kevin McNaney, Director, Special Projects Office

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

SUBJECT: Staff Advice on "Emergency Interim Rezoning Policy for Broadway Corridor to UBC" Motion

This memo is to correct a typo in Appendix A.1 and A.2 of the *Staff Advice on "Emergency Interim Rezoning Policy for Broadway Corridor to UBC" Motion* report being considered by Council.

The staff report includes a recommendation to include **secured market rental housing** as one of the housing options to be considered under the *Interim Rezoning Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements for the Broadway area west of Vine* (Appendix B in the report). The report, proposed interim rezoning policy and Development Contribution Expectation policy include this reference. However, Appendix A.1 and A.2 did not. As such, Staff have attached revised Appendices A.1 and A.2 to this memo with the corrected text for Council's consideration.

If you have any questions, please contact Kevin McNaney, Project Director for the Special Projects Office, at 604-871-6851 or kevin.mcnaney@vancouver.ca.

Yours truly,

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line that tapers to the right.

Gil Kelley, FAICP
General Manager | Planning, Urban Design & Sustainability

City of Vancouver | 515 W. 10th Avenue
604-873-7456 | gil.kelley@vancouver.ca

Revised Appendix A.1

Draft Motion for Council's consideration:

THEREFORE BE IT RESOLVED

- A. *THAT Council direct staff to identify the neighbourhoods of Kitsilano (west of Vine Street) and West Point Grey for interim rezoning policies and speculation mitigation for the upcoming city-wide plan and local area planning initiatives, except for the MST-owned land area as identified in the concurrent Jericho Lands Policy Planning Program.*
- B. *THAT Council direct staff to explore the use of rental only zoning in the Broadway Plan area through the Broadway Planning Process, and in the neighbourhoods of Kitsilano and West Point Grey, through the City-wide plan process or other robust, collaborative and equitable planning processes to enhance the protection of renters and limit speculation in response to transit infrastructure investment.*
- C. *THAT Council direct staff to extend the Broadway Plan Interim Rezoning Policy (Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process) to the neighbourhoods of Kitsilano and West Point Grey, that generally rezonings will not be considered while the planning process is underway, with the following exceptions:*
 - a. *Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered;*
 - b. *Rezoning applications will be considered for projects involving social and supportive housing, community care facilities or group residences, secured market rental housing, secured below market rental housing, and affordable student housing associated with educational institutions.*
 - c. *Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for, at the discretion of the Director of Planning; and*
 - d. *Heritage Revitalization Agreement applications where a heritage or character building is at risk of demolition.*
- D. *THAT Council amend the Development Cost Expectation (DCE) policy to include the neighbourhoods of Kitsilano (West of Vine Street) and West Point Grey.*

- E. *THAT land use in the neighbourhoods of Kitsilano (west of Vine Street) and West Point Grey be planned through future collaborative neighbourhood-based and city-wide planning processes*

Revised Appendix A.2

Staff's suggestions to Council's motion as it stood on March 6th 2019 are included in the following blackline version. A clean copy is attached as Appendix A.1.

THEREFORE BE IT RESOLVED

- A. *THAT Council direct staff to identify the neighbourhoods of Kitsilano (**west of Vine Street**) and West Point Grey for interim rezoning policies and speculation mitigation for the upcoming city-wide plan and local area planning initiatives, except for the MST-owned land area as identified in the concurrent Jericho Lands Policy Planning Program.*

The red text was added to establish additional clarity about the geography of the neighbourhoods where the proposed interim rezoning policy and DCE policy would apply.

- B. *THAT Council direct staff to explore the use of rental only zoning in the Broadway Plan area through the Broadway Planning Process, and in the neighbourhoods of Kitsilano and West Point Grey, through the City-wide plan process or other robust, collaborative and equitable planning processes to enhance the protection of renters and limit speculation in response to transit infrastructure investment.*

Staff support this as is.

- C. *THAT Council direct staff to extend the Broadway Plan Interim Rezoning Policy (Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process) to the neighbourhoods of Kitsilano and West Point Grey, that generally rezonings will not be considered while the planning process is underway, with the following exceptions:*
- a. Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered;*
 - b. Rezoning applications will be considered for projects involving social and supportive housing, community care facilities or group residences, **secured market rental housing**, secured below market rental housing, and affordable student housing associated with educational institutions;*
 - c. Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for, at the discretion of the Director of Planning; and*

d. Heritage Revitalization Agreement applications where a heritage or character building is at risk of demolition.

This language was used as the basis of the proposed *Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements in the Broadway area west of Vine*, generally as attached as Appendix B. Staff included the consideration of secured market rental under “b.” and added a fifth exception to allow minor housekeeping amendments to proceed.

D. *THAT Council ~~direct staff to report back on a~~ amend the Development Cost Expectation (DCE) policy to include for the neighbourhoods of Kitsilano (West of Vine Street) and West Point Grey.*

The red text was added to reflect the urgency of the proposed amendments. Staff have prepared the proposed amendments and attached them as Appendix C for Council’s consideration.

E. *THAT land use in the neighbourhoods of Kitsilano (west of Vine Street) and West Point Grey be planned through future collaborative neighbourhood-based and city-wide planning processes, ~~not through transit corridor planning such as the Broadway Planning process.~~*

The red text was added to establish additional clarity about the geography of the neighbourhoods where future planning would occur. Staff struck out reference to the Broadway Plan process which is also a collaborative neighbourhood-based planning program.