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Date: 4/23/2019 10:06:48 AM
Subject: Staff Response on "Emergency Interim Rezoning Policy for Broadway" Answers to Questions

Greetings Mayor and Council

Over the weekend we had some questions on this report. Please find below the questions and staff answers.

Best
Sadhu

1. Why does it make sense to exclude the Jericho MST lands from this policy?

Councilor Fry's original motion excluded the Jericho Lands. Staff agree with this position since there is a comprehensive planning process underway for these lands, which will consider future land use, housing and public amenities on this large site.

2. Re: the draft motion section C. b. - Staff explanation (in Appendix A.2) is that you included "secure market rental" under "b", but I don't see that language in "b". Am I not looking in the right place?

Thank you for pointing out this unintended omission in the motion. Staff will complete a memo to update the motion ahead of Council. Please note that the Interim Rezoning Policy (Appendix B) is correct and includes "secured market rental housing".

3. Regarding adding "Secured market rental" to exceptions: how fast can we change the incentive programs for building rental housing (currently under review)?

The secured market rental program will be before Council for early direction in July, and anticipated to be before Council for decision in November.

4. Appendix B, Policy 1 defines applications that would be grandfathered in. Is an "inquiry" different from the stated "receipt for rezoning advice" and different from "where...the applicant has received a written response stating that a rezoning application would be considered"?

The inquiry process is where Staff provide written advice to a confidential rezoning inquiry. Under the Interim Rezoning Policy, any inquiry that received written support from Staff in the past three years would be allowed to proceed.

5. What is the timeline for exploration of rental only zoning in the Broadway Planning Process?
(p. 4)

The Broadway Plan process (from Clark to Vine, 1st avenue to 16th avenue) is currently underway. Rental only zoning will be contemplated as part of the policy development process in the fall of 2019. The Broadway Plan, including zoning changes such as rental only zoning, is anticipated to go to City Council for decision in late 2020.

6. How will the Broadway Planning Process mesh with the City-Wide Plan and how, specifically,

will public engagement differ or mesh?

The Broadway Plan process is already underway and has engaged 3,400 residents to this point. This area planning is being carefully scoped and coordinated to align with the City-wide Plan. In many ways the Broadway Plan will help to inform the City-Wide Plan (for example, by undertaking policy analysis on rate-of-change rental areas) but any city-wide policies that emerge from the City-Wide Plan will be used to update the Broadway Plan if required in the future.

7. Appendix C notes that all RS, RT zones West of Vine will be considered in the City-wide plan or "future area planning". What does "future area planning" refer to?

"Future area Planning" is intended to be an all-encompassing term for planning in the area. This could be through the City-Wide Plan, or as a sub area of the City-Wide Plan. The planning process for these neighbourhoods will be clear once there is an approved terms of reference for the City-Wide Plan.

8. Why is "job space" a priority in RS and RT Zones (Appendix C Table 1b)?

Job space is one of many City priorities. It is listed here to reflect the ongoing work in the Jobs and Economy Study underway at the City, which is considering all city lands for potential diverse job space.

9. Appendix C Table 1b: what does "consider the potential for additional development rights for market strata residential in limited situations" mean for C zones?

Market strata residential is currently permitted under the existing zoning in the C districts. This statement is intended to acknowledge those permissions and allow consideration for additional market strata where permitted by Council-approved plans or policies.

10. The DCE for zone C3A west of Main is \$425/sq ft and for zone C3 is \$330/sq ft. What are normal DCLS?

The current DCL rates are posted below:

Table 1: DCL Rates by Area (effective Sept. 30, 2018)

	RESIDENTIAL AT OR BELOW 1.2 FSR AND LANEWAY HOUSE	MEDIUM DENSITY RESIDENTIAL ABOVE 1.2 FSR TO 1.5 FSR	RESIDENTIAL IN DEVELOPMENT OVER 1.5 FSR	COMMERCIAL AND MOST OTHER USES ¹	INDUSTRIAL ²	MIXED EMPLOYMENT (LIGHT INDUSTRIAL) ³	
Base⁴	City-wide DCL (A)	\$45.42/m ² (\$4.22/ft ²)	\$97.74/m ² (\$9.08/ft ²)	\$195.58/m ² (\$18.17/ft ²)	\$156.94/m ² (\$14.58/ft ²)	\$62.65/m ² (\$5.82/ft ²)	\$117.76/m ² (\$10.94/ft ²)
	City-wide Utilities DCL⁵ (B)	\$24.97/m ² (\$2.32/ft ²)	\$54.25/m ² (\$5.04/ft ²)	West Side: \$108.61/m ² (\$10.09/ft ²)	\$54.25/m ² (\$5.04/ft ²)	\$21.74/m ² (\$2.02/ft ²)	\$40.69/m ² (\$3.78/ft ²)
				East Side: \$54.25/m ² (\$5.04/ft ²)			
TOTAL City-wide DCLs⁹ (A+B)	\$70.39/m ² (\$6.54/ft ²)	\$151.99/m ² (\$14.12/ft ²)	West Side: \$304.19/m ² (\$28.26/ft ²)	\$211.19/m ² (\$19.62/ft ²)	\$84.39/m ² (\$7.84/ft ²)	\$158.45/m ² (\$14.72/ft ²)	
			East Side: \$249.83/m ² (\$23.21/ft ²)				
Layered⁶	False Creek Flats	n/a	n/a	\$66.41/m ² (\$6.17/ft ²)			
	South East False Creek			\$216.14/m ² (\$20.08/ft ²)	\$32.83/m ² (\$3.05/ft ²)		

NOTE: The removal of the Grandview Boundary layered DCL was approved by Council on July 11, 2018 and took effect September 30, 2018.

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