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To: "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
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Subject: Demolitions/construction of rental in the city

Greetings Mayor and Council-

Following the Housing Data book discussion at Council, staff have prepared some data to answer questions regarding loss of rental vs delivery of new rental in Vancouver.

There don't appear to be distinct patters, but appear to be fairly random over the past decade. The reason for this is that most of our rental stock is well protected by the Rental Housing Stock ODP, so years/areas where we see a larger number are usually driven by one or two projects that are not protected. For example, the relatively high number in Kerrisdale is made up almost entirely of the redevelopment of Shannon Mews (loss of 162 rental units, replaced by 202 rental units). That project was rezoned in 2011 and in many ways led to the creation of our Tenant Relocation and Protection Policies.

The loss and gains in rental stock are shown annually over the last 10 years in Graph 1. below. Note that the loss of 828 existing purpose-built rental units only involves renovations, conversion, and demolitions where no rental was replaced versus the data shown below with losses of 1,221 existing units where 393 of those units were redeveloped with new and/or replacement rental supply. Rental

**Graph 1. Change in Purpose-Built Market Rental Stock from 2009-2018:
Loss Vs. Gain**

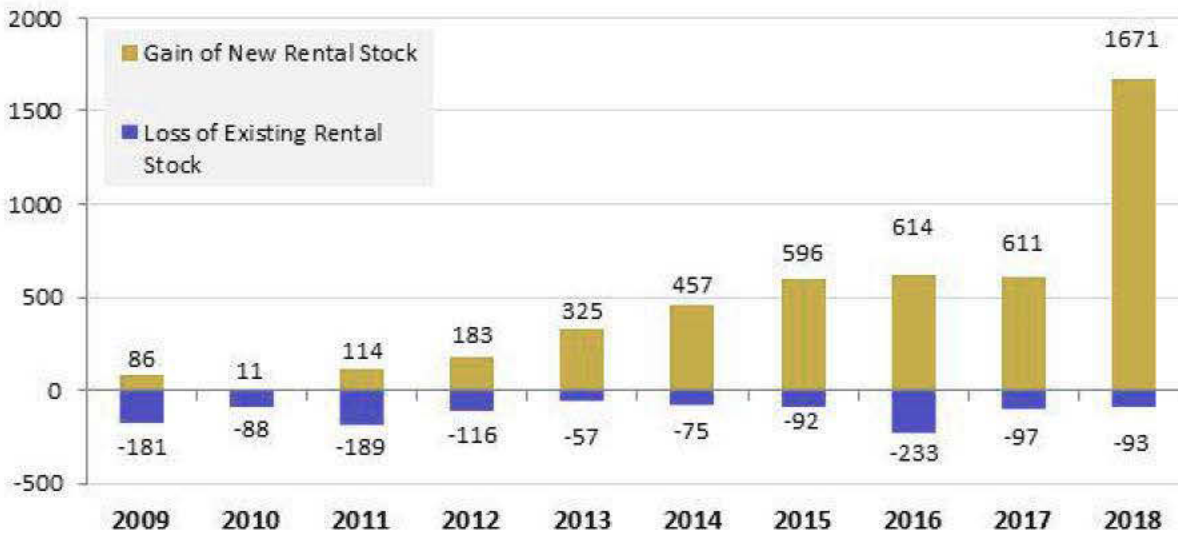


Table 1. Change in Purpose-Built Market Rental Stock from 2009-2018 by Development Type: Loss Vs. Gain

Development Type	Loss of Existing Rental Stock (# Units)	Gain of New Rental Stock (# Units)	Net Change (# Units)
Conversion	-228	22	-206
Renovation	-34	139	105
Demolition (No Rental Replacement)	-566	0	-566
Demolition (W/Rental Redevelopment)	-393	722	329

New Construction	0	3,785	3,785
Grand Total	-1,221	4,668	3,447

Table 2. Net Change in Rental Stock from Demolitions (With and Without Rental Replacement) By Local Areas

Local Area	Loss of Existing Rental Stock (# Units) ¹	Gain of New Rental Stock (# Units) ²	Total Net Change in Rental Stock
Grandview-Woodland	-140	94	-46
Kitsilano	-209	163	-46
Riley Park	-20	0	-20
South Cambie	-24	6	-18
Shaughnessy	-9	0	-9
Sunset	-106	100	-6
Dunbar-Southlands	-4	0	-4
West Point Grey	0		0
Arbutus-Ridge	-4	12	8
Kerrisdale	-165	202	37
Victoria-Fraserview	0	40	40
Oakridge	0	52	52
Renfrew-Collingwood	-29	103	74
Fairview	-23	254	231
Strathcona	-28	259	231
Hastings-Sunrise	-6	254	248
Killarney	0	268	268
Mount Pleasant	-134	458	324
Kensington-Cedar Cottage	-172	528	356
Marpole	-83	469	386
West End	-57	454	397
Downtown	-8	952	944
Grand Total	-1,221	4,668	3,447

Notes

1. Loss of existing rental stock includes renovations, conversions, demolitions without rental replacement, and demolitions with rental replacement

2. Gain of new rental stock includes new construction, renovations, and conversions

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