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To: "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Pickard, Gail" <Gail.Pickard@vancouver.ca>
Date: 10/28/2019 5:42:07 PM
Subject: RE: questions about broadway plan and cac's

Dear Mayor and Council,

In response to emails from a Councillor seeking clarity about the public benefit information provided in the City's Annual Report on CACs, staff have prepared the following:

The pie chart referenced in the Annual Report counts the total CAC value generated from rezonings towards specific public benefits in the previous calendar year. Outside the pie chart, there is reference to affordable housing units secured from rezonings not included as CACs (secured market rental units and social housing units). These units are excluded from the pie chart as they originated from rezonings that were either exempt from CACs (100% social housing projects) or did not generate CACs (secured market rental rezonings). Most of the secured market rental units were generated from the Rental 100 program, a policy that allows additional density and other incentives to encourage the development of rental housing. The social housing units originated from 100% not-for-profit affordable housing rezonings. Staff include these affordable housing units within the CAC annual report as they are important public benefits that result from rezoning, but because they are technically not CAC generated and there is no foregone CAC revenue resulting from these projects, they are reported separately i.e. outside of the pie chart.

Examples of affordable housing rezonings that were 100% not-for-profit and exempt from CACs (as per CAC Policy):

- [2720 East 48th Avenue](#): a rezoning by Fair Haven United Church Homes for a residential social housing building for seniors with 137 dwelling units owned by a non-profit.
- [2221-2223 Main Street](#): a rezoning by Vancouver Affordable Housing Agency for 145 social housing units to be owned by the City of Vancouver.

Example of a secured market rental rezoning with no CAC:

- [3681 Victoria Drive and 1915 Stainsbury Avenue](#): a rezoning by DVRM Investments Ltd. for two six-storey residential buildings with a total of 153 secured market rental housing units.

Best,
Sadhu

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Pronouns: he, him, his



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