

File No.: 04-1000-20-2019-194

May 9, 2019

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 March 19, 2019 for:

In relation to the Moderate Income Rental Housing Pilot Program Pre-Enquiry Application Form, from November 29, 2017 to March 19, 2018:

- Record regarding how the information provided in each section of the form impacted the overall assessment of the applications (i.e. is section 2 given greater weight in ranking applications than section 3);
- 2. Record outlining the weightings for each section; and
- 3. Record demonstrating score determination and specific criterion used.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.17(1), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review 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 assigned to your request (#04-1000-20-2019-194); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Barbara J. Van Fraassen, BA Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca 453 W. 12th Avenue Vancouver BC V5Y 1V4

*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.

Encl.

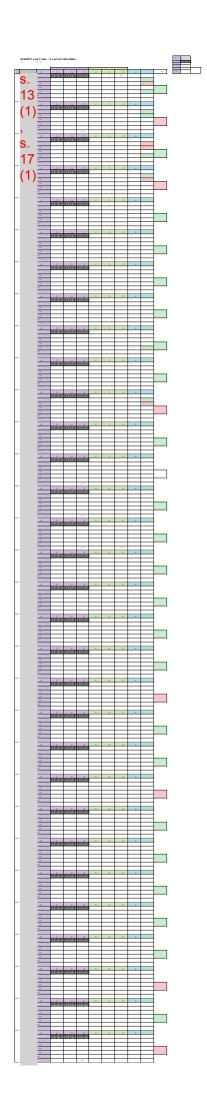
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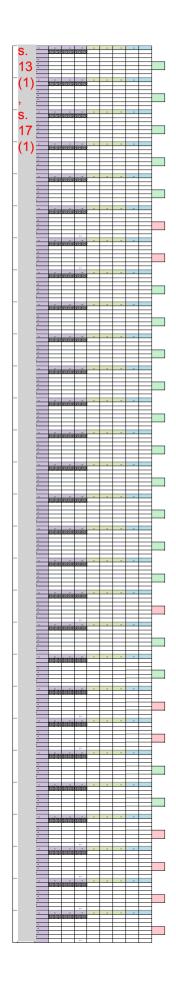
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	Name	Unit #	Move-in Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	
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	Name	Unit #	Move-In Data	Length of Tenancy (Years)	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Rent	s.13(1),
	N/A	1	1-0:1-16	2.5	2 BR	\$1,675	N/A	Micro	0	0	0	
	NA	2	1-Apr-15	4.0	2 BR	\$1,690	N/A	Studio	0	0	0	\$1,00
	N/A	3	1-May-16	2.9	2 BR	\$1,715	N/A	1 BR	3	3	\$1,332	\$1,3
	N/A	40	15-May-16	2.8	2 BR	\$1,715	N/A	2 8R	5	5	\$1,649	\$1,8
	N/A	5	15-Jun-15	3.8	2 BR	\$1,450	N/A	3 BR	0	0	0	\$2,0
	NA	6	15-Apr-15	3.9	18R	\$1,350	N/A	Other	0	0	0	
	N/A		15-Feb-14	5.1	188	\$1,350	N/A	Total	8	8	\$1,530	
	NA		1-lun-17	1.8 Length of Tenancy	1 BR	\$1,295	N/A Special				Average Existing	40/4)
	Name - 22/41	Unit #	Move-In Data	(Years)	Unit Type	Existing Rent	Circumstances	Unit Type	Total # Units	# Occupied Units	Rent	s.13(1),
	s.22(1)	1	1-Mar-17	2.1	2 BR	\$1,600	N/A	Micro	0	0	0	
		2	1-Sep-17	1.6	2 BR	\$2,600	N/A	Studio	0	0	0	
								18R	0	0	0	0.00
								2 BR	2	2	\$2,100	\$1,34
								3 BR Other	0	0	0	
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	Name	Unit #	Move-in Date	Langth of Tenancy	Unit Type	Existing Rent	Special Circumstances	Other Total Unit Type Micro	Total # Units	# Occupied Units	Average Existing Rent	s.13(1),
	Name	Unit #	Move in Date	Length of Timency	Unit Type	Existing Rent	Special Circumstances	Other Total Unit Type Micro Studio	Total # Units	# Occupied Units	Average Existing Rent	s.13(1),
	Name	Uelt #	Move-in Date	Langth of Tenancy	Unit Type	Existing Rent	Special Circumstances	Other Total Unit Type Micro Studio 1 8R	Total # Units	# Occupied Units	Average Existing Rant	s.13(1),
	Name	Uelt #	Move-in Date	Length of Tenency	Unit Type	Existing Rent	Special Circumstances	Other Total Unit Type Micro Studio 1 BR 2 BR	Total # Units	# Occupied Units	Average Existing Rent	S.13(1), 51,11 51,11
	Name	Uelt #	Move in Date	Length of Tenency	Unit Type	Existing floral	Special Circumstances	Other Total Unit Type Micro Studio 1 8R	Total # Units	# Occupied Units	Average Existing Rent	S.13(1), 592 51.11
	Name	Uelt #	Move in Date	Length of Tenency	Unit Type	Existing Rent	Special Orcumstances	Other Total Unit Type Micro Studio 1 BR 2 BR 3 BR	Total # Units	Occupied Units	Average Eristing Rent	S.13(1), S82 S1.11
	Name	Unit #	Move-in Date	Length of Tenency Length of Tenency	Unit Type Unit Type	Existing Rent Existing Rent	Orcumatanosi	Other Total Unit Type Micro Studio 1 BR 2 BR 3 BR Other Total	Total & Units Total & Units	Occupied Units Occupied Units Occupied Units	Rent	\$.13(1), \$920
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		2					Orcumatanosi	Other Total Unit Type Micro Studio 1 BR 2 BR 3 BR Other Total Unit Type Micro			Rent	\$.13(1), \$92 \$1.1 \$1.3 \$1.7 \$1.7 \$1.7 \$1.7 \$1.7 \$1.7 \$1.7 \$1.7
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		2					Orcumatanosi	Other Total Unit Type Micro Studio 1 BR 2 BR 3 BR Other Total Unit Type Micro Studio			Rent	\$.13(1), \$92 \$3.1 \$1,1 \$1,1 \$5.13(1), \$5.13(1),
		2					Orcumatanosi	Other Total Unit Type Micro Studio 1 SR 2 BR Cther Total Unit Type Micro Studio 1 SR 2 BR			Rent	\$.13(1), \$92 \$1.3 \$1.3 \$1.3 \$1.3 \$1.3 \$1.3 \$1.3 \$1.3
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	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Studio 1 SR 2 SR Other Total Studio 1 SR 2 SR Total Unit Type Micro Studio 1 SR 2 SR Total Type Type Type Type Type Type Type Type	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$22,51,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$
		2					Special Communications of the Communications	Other Total Unit Type Micro Studio 1 SR 2 BR 3 BR Other Total Unit Type Micro Studio 1 SR 2 BR 3 BR Other Other			Rent Average Saleting Rent	\$.13(1), \$22,51,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$1,3 \$
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Studio 1 SR 2 SR Cither Total Unit Type Micro Studio 1 SR 2 SR Cither Total Unit Type Micro 1 SR 2 SR 2 SR Cither Total Unit Type Unit Type Unit Type Micro SR 2 SR	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$1
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Studio 1 SR 2 SR 2 SR Cher Total Unit Type Micro 1 SR 2 SR	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$1
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Studio 1 SR 2 BR 7 Other Total Unit Type Micro 3 Studio 1 SR 2 BR 7 Other Total Unit Type Micro 3 Studio 1 SR 2 BR 7 Other Total Unit Type Micro Studio Studio Studio Studio Studio Studio Studio	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1), \$13(1),
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Studio 1 SR 2 SR Other Total Unit Type Micro Studio 1 SR 3 SR Other Total Unit Type Unit Type Unit Type SR 3 SR Other Total Unit Type SR 3 SR Other Total SR SR SR SR Other Total SR	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$220 \$3.13(1), \$1.10
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Soudio 1 SR 2 SR Other Total Unit Type Micro Studio 1 SR 2 SR Other Total Unit Type Micro SSudio 1 SR 2 SR Other Total 1 SR 2 SR 2 SR 2 SR 2 SR 2 SR 2 SR 3 SR 2 SR 2 SR 3 SR 3 SR 3 SR 2 SR 3	Total # Units	Occupied Units	Rent Average Editing floor	\$.13(1), \$1
	Name	Usik #	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Circumstances Special Circumstances	Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total 1 SR 2 BR 3 BR Other Total 1 SR 3 BR 5 SR 5 SR	Total # Units	Occupied Units	Rent Average Editing floor	S.13(1), S13 S13 S13 S13 S13 S13 S13 S13 S13 S1
	Name	Usik #	Move-in Cuite Move-in Cuite	Length of Tenency Length of Tenency	Unit Type Unit Type	Existing Sent Existing Sent	Special Corumstances Special Corumstances	Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Soudio 1 SR 2 BR 7 Total	Total # Units	Occupied Units	Average Existing Average Existing Rent Average Existing Rent	S.13(1), 502 S1.1 S1.2 S1.3(1), S1.3(1), S1.3(1), S1.3(1), S1.4 S1.4 S1.5 S1.7
	Name	Unit a Unit a	Move-in Date	Largeth of Tenancy	Unit Type	Existing Rent	Special Cocumutances Special Cocumutances	Other Total Unit Type Micro Studio 1 SR 2 SR 2 SR Cher SR 2 SR	Total # Units Total # Units	Occupied Units Occupied Units Occupied Units	Average Existing Rent Average Existing Rent	S.13(1), SULT SILT SILT SILT SILT SILT SILT SILT SI
	Name	Unit a Unit a	Move-in Cuite Move-in Cuite	Length of Tenency Length of Tenency	Unit Type Unit Type 2 84	Existing Rent Existing Rent Existing Rent 51,450	Special Corumstances Special Corumstances	Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type	Total # Units Total # Units	Occupied Units Occupied Units Occupied Units	Average Existing Average Existing Rent Average Existing Rent	\$.13(1), \$220 \$3.13(1), \$3.13(1), \$3.13(1), \$3.14 \$3.14 \$3.14 \$3.14 \$3.14 \$3.15
	Name	Unit a Unit a	Move-in Cuite Move-in Cuite	Length of Tenency Length of Tenency	Unit Type Unit Type Unit Type	Existing Sent Existing Sent Existing Sent	Special Corumstances Special Corumstances	Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro Soudio 1 SR 2 BR Other Total Unit Type Micro	Total # Units Total # Units	Occupied Units Occupied Units Occupied Units	Average Existing Average Existing Rent Average Existing Rent	5.13(1), 51,13 51,13(1), 51,13(1), 51,13(1), 51,13(1), 51,141 51,141 51,141 51,141 51,141 51,141 51,141 51,141 51,141

City of Vancouver - FOI File # 2019-194 Page 6 of 32

	STATUS	9		SITE DESCRIPTION					UNIT	16				UNIT BREAKDO	OMM:					700	LUATION OFFERA		PROPONENT	COMPACT				
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37	Green	Top 20	2.41	*	*	Te)	N G	0 0	0	34	7.65 131	133	28	11.1%	T /Y	Ψ.	ж	*	¥	(66	ON	3	7	10	14	20	34	72%	3							

City of Vancouver - FOI File # 2019-194

Pre-Enquiry Evaluation Criteria

Weight	Criteria	Factors
30%	Affordability	DepthBreadthNet New Rental Units
25%	Location, Context & Form of Development	 Proximity to: Frequent Transit Network Rapid Transit Stations Local Shopping Areas Proposed FOD in Context
10%	Unit Mix	 MIRHPP Target Mix Family Housing Requirements
15%	Operating & Tenant Management Plan	Expectations, previous experience, partnership
20%	Existing Rental & Tenants City of Vancouver - FOI File # 20	 Existing Rental Units Existing Tenants Relocation Approach Existing Rents (vs CMHC)







Moderate Income Rental Housing Pilot Program

Enquiry Phase Process & Work Plan

April 20, 2018





Outline

- MIRHPP Policy Background
- Pre-Enquiry Phase Process & Results
- Enquiry Phase
 - Application Processing & Submissions To Date
 - Timelines
 - Staffing
 - Outstanding Process Questions / Work Items
- Next Steps



MIRHPP Policy Background



Moderate Income Rental Housing Pilot

- 100% of Residential Floor Area is Secured Rental
- 20% of Residential Floor Area serves households earning \$30k-\$80k per year (more than 30% discount below market)
- Pilot commitment to select up to 20 proposals to submit full rezoning applications by July 1, 2019

Incentives Offered:

- ✓ DCL Waiver
- ✓ Parking Requirement Reductions*
- ✓ Relaxation of Minimum Unit Size and Configuration Requirements (micro suites and in board bedrooms)*
- ✓ Additional Floor Area*
- ✓ CoV Capital Grants for Non-Profit Developers

Process: Pre-Enquiry, Enquiry, Rezoning

Pre-Enquiry Application Form Submission

Deadline: February 16, 2018

Cov decision on Pre-enquiry applications – invitation to submit Rezoning Enquiry March 16, 2018

Rezoning Enquiry Package Submission

Deadlines: April 13, 2018

May 4, 2018

May 25, 2018

Cov decision/advice on rezoning enquiries – invitation to submit full Rezoning Applications

June 25, 2018

July 16, 2018

August 6, 2018

Rezoning Application Submission Following June 25, 2018

City of Vancouver - FOI File # 2019-19

Interdepartmental Staff
Team evaluated 55
submissions;
20 projects invited to
submit rezoning
enquiries / 7 projects
waitlisted

Interdepartmental Staff
Team will evaluate and
provide advice on
enquiries; projects that
meet requirements will
be invited to submit
rezoning enquiries



Pre-Enquiry Phase Summary of Submissions and Initial Learnings



Pre-Enquiry Phase: Great Initial Interest

55 project proposals on 51 different sites

~1,960 moderate income units (~25%)	Rents as low as \$750/month (micro dwellings)
~3,200 family size units (~40%)	

17 different neighbourhoods across the city

44% (24) Westside	56% (31) Eastside
C zones: 51% (28), CD-1: 9% (5)	RS/RT: 27% (15) RM: 7% (4)
15% (8) off-arterial	24% at intersection of two arterials

Project scales from 24 to 1,000 units

Heights from 4.5 to 38 storeys Densities from 1.76 to 11.7 FSR	58% (32) mixed-use	
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100% seeking bonus FSR

22% (12) seeking inboard bedrooms and/or micro suites

42% (23) seeking other senior gซิฟซ์าทากัศให้เป็นที่เข้าสา

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Pre-Enquiry Phase: Evaluation Framework



Does it meet the policy?

2

How does it score under the following criteria?

Affordability - Depth

(e.g. are the rents lower than the minimum requirements?)

Affordability Breadth (e.g. more than the 20% of floor area for moderate income rental units)

New Rental (how many net new units?)

(e.g. family housing requirements)

30%

Context

(e.g. neighbourhood fit, height of buildings, etc..)

Location

(e.g. proximity to transit, etc.)

Operating Management Plan

(15%)

(e.g. strength of approach outlined)

Impact on Existing Tenants (20%)

(e.g. number of tenants impacted, affordability of existing units)



Pre-Enquiry Phase: Evaluation Framework



Site and proposal evaluation – discussion with Tech Team

- Review proposal including basic project stats, context, etc..
- Discussion / intersection with other City policies & objectives



Consideration of other city-wide and learning objectives

Diversity of projects across the City

Diversity of Housing Forms Diversity of projects across zoning districts



Categories	Characteristics
The Top 20 - Green Light Proposals	 Meet or exceed all policy requirements Achieve strong score based on evaluation criteria (generally Score >50%) Unicorn sites – e.g. close to transit and amenities, corner arterial sites, larger RS lots) Distribution across the city
The Waitlist	 Generally smaller projects on smaller sites (e.g. RS projects) Achieve a fair score based on evaluation criteria (generally score between 30% -50%)
Different Door	 Site and Project better suited to other policy doors (e.g. Rental 100, AHC, ODP areas, City-wide Social Housing Policy) Some projects do not meet MIRHPP policy
Good Idea, doesn't fit Policy	 Project has merit, but doesn't meet Council approved policy parameters (e.g. unit mix, location, density)
C3A proposals	 Some good proposals, big projects that score favourably, but raise concerns around Broadway Corridor Planning and land speculation
Decline	 Project doesn't meet Council approved policy parameters Other city-wide objectives at play (e.g. tenant displacement)

s.13(1), s.17(1) City of Vancouver - FOI File # 2019-194 Page 21 of 32

Enquiry PhaseProcessing, Timeline, Tasks



Enquiry Phase: Application Processing

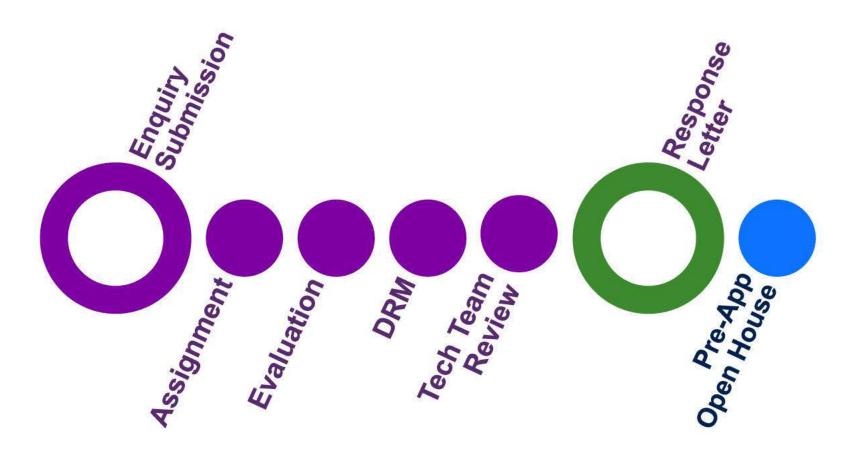
Staggered Intake - 3 Submission Deadline Options

Submission Deadline	Response Target Date	Project Applications Received / Expected
April 13, 2018	June 25, 2018	1. s.13(1), s.17(1) 2. 3. 4. 5. 6. 7.
May 4, 2018	July 16, 2018	8. s.13(1), s.17(1) 9. ?
May 25, 2018	August 6, 2018	?



Enquiry Phase: Application Processing

Response Timelines (10-11 weeks)



Enquiry Phase: Key Tasks

11				
Housing (PDS & ACCS) •	Coordination Policy resources & communications materials Project tracking Audit program planning Rezoning conditions & Housing Agreement terms Operations Management Plan Requirements Housing project review			
REFM ·	 "Learning" pro forma template and submission requirements Financial viability review process (if / where necessary) 			
PDS Rezoning • • • • • • • • • • • • • • • • • • •	Project review & advice Landscape review Heritage review (where necessary) DRM			
DBL ·	Explore potential to expedite processing (?)			

PDS Housing Policy

- Coordinating Function
- Policy Clarifications (ie. rent add-ons)
- Communications
 - Public-facing Q&A
 - Topic areas for open house boards, handouts, web content
- Project Tracking
- Audit Program (Annual & 5-Year)



ACCS Affordable Housing

- Project Review
- Housing Agreement Template
- Rezoning Conditions Template
- Operations Management Plan Template



PDS Rezoning

- Project Review
- DRM Process

PDS Urban Design

- Project Review
- Landscape & Heritage where applicable



DBL Development Review

- Concurrent RZ / DP processing (likely not possible)?
- Explore expedited processing potential?

REFM Real Estate Services

- Financial viability review process
- Pro forma 'learning' template



Law

- Housing Agreement Terms
- Zoning By-law Changes (Micro Dwellings / Inboard Bedrooms)

Engineering

Tech team member



Enquiry Phase: Proposed Tech Team

Function:

- Policy interpretation
- Participate in regular meetings (every 2 weeks) to support process, troubleshoot issues
- Liaise with respective department / team to drive work items

Representation:

- 1. PDS Rezoning (Michael Naylor**, Zak Bennett**, Aaron Lao)
- 2. PDS Urban Design (Tim Potter)
- 3. PDS Housing Policy (Edna Cho**, Graham Anderson)
- 4. ACCS Affordable Housing (Andrea Gillman)
- 5. DBL (David Autiero)
- 6. RES (Jerry Evans)
- 7. Law
- 8. Engineering

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Enquiry Phase: Proposed Staff Structure

20 Project Files Total

Rezoning	Urban Design	Housing Projects	ENG	REFM
5 Files	5 Files	10 Files	20 Files	20 Files
5 Files	5 Files			
5 Files	5 Files	10 Files		
5 Files	5 Files			



Landscape Heritage