

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:**

1. 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](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](mailto: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](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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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50	s.13(1), s.17(1)	Decline	s.13(1), s.17(1)	1.24	s.13(1), s.17(1)	N	N	N	Y	O	O	O	6	3.7	30	30	30	100.0%	N	Y	Y	N	Y	Y	M	Y	4	2	0	1	3	10	32%	51	s.13(1), s.17(1)	
53		Decline		.065		N	N	N	Y	126			612	1.5-4.0	528	400	108	20.3%	N	Y	Y	N	Y	N	N	Y	4	3	2	1	1	11	32%	50		
C		Decline		1.3		N	N	N	Y	53	53	111	6	2.4	95	42	40	42.1%	N	Y	Y	N	Y	M	N	N	5	1	1	1	2	10	31%	54		
23		C-SA Share		1		Y	Y	N	N	O	O	O	25	9.0	550	550	120	21.8%	N	Y	Y	N	Y	Y	Y	N	5	4	1	1	10	21	62%	16		
35		C-SA Share		3.28		Y	Y	Y	N	O	O	O	38	11.7	213	213	45	21.1%	Y	Y	N	N	N	N	N	N	5	6	2	1	10	24	68%	5		
21		C-SA Share		7.07		Y	Y	N	N	O	O	O	26	8.87	262	102	54	20.6%	Y	Y	Y	N	Y	N	N	N	N	5	5	1	2	10	23	67%		7
32				N/A		Y	Y	N	N	O	O	O	13-14	5	174	174	35	20.1%	Y	Y	Y	N	Y	N	N	N	N	4	5	1	2	10	22	63%		14
5						Y	Y	N	N	O	O	O	10	6.0	126	126	26	20.6%	Y	Y	Y	N	N	N	N	N	Y	5	2	2	1	10	30	56%		28
8						Y	Y	N	N	O	O	O	6	3	108	108	24	22.2%	N	Y	Y	N	N	N	N	N	Y	5	2	2	1	10	30	56%		28
9						Y	Y	N	N	O	O	O	6	3	95	95	30	31.6%	N	Y	Y	N	N	N	N	N	Y	6	2	1	1	10	30	59%		24
14			Y	N	N	Y	6	6	12	5.5	2.89	30	24	6	20.0%	N	Y	Y	N	Y	N	N	Y	3	5	2	1	3	14	40%	45					
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	17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100			
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#	Address	EXISTING TENANTS							EXISTING UNITS				OMHCAVG RENTS	
		Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent		
1	s.13(1), s.17(1)								Micro					
									Studio					
									1 BR					
									2 BR					
									3 BR					
									Other					
									Total					
#		Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent		
									Micro					
									Studio				\$1,003	
									1 BR				\$1,283	
									2 BR				1,819	
									3 BR				2,667	
									Other					
									Total				1,379	
#		Name	Unit #	Move-In Date	Length of Tenancy (Years)	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)	
		N/A	1	1-Oct-16	2.5	2 BR	\$1,675	N/A	Micro	0	0	0		
		N/A	2	1-Apr-15	4.0	2 BR	\$1,890	N/A	Studio	0	0	0	\$1,005	
		N/A	3	1-May-16	2.9	2 BR	\$1,715	N/A	1 BR	3	3	\$1,332	\$1,334	
		N/A	4	15-May-16	2.8	2 BR	\$1,715	N/A	2 BR	5	5	\$1,649	\$1,850	
		N/A	5	15-Jun-15	3.8	2 BR	\$1,450	N/A	3 BR	0	0	0	\$2,006	
		N/A	6	15-Apr-15	3.9	1 BR	\$1,350	N/A	Other	0	0	0		
		N/A	7	15-Feb-14	5.1	1 BR	\$1,350	N/A	Total	8	8	\$1,530		
		N/A	8	1-Jun-17	1.8	1 BR	\$1,295	N/A						
#		s.22(1)	Name	Unit #	Move-In Date	Length of Tenancy (Years)	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(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	
									1 BR	0	0	0		
									2 BR	2	2	\$2,100	\$1,346	
									3 BR	0	0	0		
									Other	0	0	0		
									Total	2	2	\$2,100		
#			Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)
									Micro				\$1,161	
									Studio				\$1,073	
									1 BR				\$1,301	
									2 BR				N/A	
									3 BR					
									Other					
									Total					
#			Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)
									Micro				\$928	
									Studio				\$1,135	
									1 BR				\$1,346	
									2 BR				N/A	
									3 BR					
									Other					
									Total				\$1,192	
#			Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)
									Micro				\$995	
									Studio				\$1,303	
									1 BR				\$1,895	
									2 BR				\$2,667	
									3 BR					
									Other					
									Total				\$1,503	
#			Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)
									Micro				\$1,241	
									Studio				\$1,391	
									1 BR				\$2,347	
									2 BR				N/A	
									3 BR					
									Other					
									Total				\$1,472	
#			Name	Unit #	Move-In Date	Length of Tenancy	Unit Type	Existing Rent	Special Circumstances	Unit Type	Total # Units	# Occupied Units	Average Existing Rent	s.13(1), s.17(1)
							2 BR	\$1,450		Micro				
							2 BR	\$1,700		Studio			N/A	
							2 BR	\$829		1 BR			\$996	
							2 BR	\$880		2 BR			\$1,324	
									3 BR				N/A	
									Other					
									Total				\$1,000	





s.13(1), s.17(1)



MIRHPP Project Tracker				WS		7		DS		13																			
Updated: Mar 1, 2018																													
				</																									

# Pre-Enquiry Evaluation Criteria

Weight	Criteria	Factors
30%	Affordability	<ul style="list-style-type: none"> <li>• Depth</li> <li>• Breadth</li> <li>• Net New Rental Units</li> </ul>
25%	Location, Context & Form of Development	<ul style="list-style-type: none"> <li>• Proximity to:               <ul style="list-style-type: none"> <li>- Frequent Transit Network</li> <li>- Rapid Transit Stations</li> <li>- Local Shopping Areas</li> </ul> </li> <li>• Proposed FOD in Context</li> </ul>
10%	Unit Mix	<ul style="list-style-type: none"> <li>• MIRHPP Target Mix</li> <li>• Family Housing Requirements</li> </ul>
15%	Operating & Tenant Management Plan	<ul style="list-style-type: none"> <li>• Expectations, previous experience, partnership</li> </ul>
20%	Existing Rental & Tenants	<ul style="list-style-type: none"> <li>• Existing Rental Units</li> <li>• Existing Tenants</li> <li>• Relocation Approach</li> <li>• Existing Rents (vs CMHC)</li> </ul>



# 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**

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**

<b>~7,800 net new rental units, ~1,960 moderate income units (~25%) ~3,200 family size units (~40%)</b>	<b>Rents as low as \$750/month (micro dwellings)</b>
---	--

**17 different neighbourhoods across the city**

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

**Project scales from 24 to 1,000 units**

<b>Heights from 4.5 to 38 storeys Densities from 1.76 to 11.7 FSR</b>	<b>58% (32) mixed-use</b>
<b>100% seeking bonus FSR 22% (12) seeking inboard bedrooms and/or micro suites 42% (23) seeking other senior government funding</b>	

# Pre-Enquiry Phase: Evaluation Framework

1

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?)

## Unit Mix (10%)

(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)

25%

# Pre-Enquiry Phase: Evaluation Framework

3

## Site and proposal evaluation – discussion with Tech Team

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

4

## 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
<b>The Top 20 - Green Light Proposals</b>	<ul style="list-style-type: none"> <li>• Meet or exceed all policy requirements</li> <li>• Achieve strong score based on evaluation criteria (generally Score &gt;50%)</li> <li>• Unicorn sites – e.g. close to transit and amenities, corner arterial sites, larger RS lots)</li> <li>• Distribution across the city</li> </ul>
<b>The Waitlist</b>	<ul style="list-style-type: none"> <li>• Generally smaller projects on smaller sites (e.g. RS projects)</li> <li>• Achieve a fair score based on evaluation criteria (generally score between 30% -50%)</li> </ul>
<b>Different Door</b>	<ul style="list-style-type: none"> <li>• Site and Project better suited to other policy doors (e.g. Rental 100, AHC, ODP areas, City-wide Social Housing Policy)</li> <li>• Some projects do not meet MIRHPP policy</li> </ul>
<b>Good Idea, doesn't fit Policy</b>	<ul style="list-style-type: none"> <li>• Project has merit, but doesn't meet Council approved policy parameters (e.g. unit mix, location, density)</li> </ul>
<b>C3A proposals</b>	<ul style="list-style-type: none"> <li>• Some good proposals, big projects that score favourably, but raise concerns around Broadway Corridor Planning and land speculation</li> </ul>
<b>Decline</b>	<ul style="list-style-type: none"> <li>• Project doesn't meet Council approved policy parameters</li> <li>• Other city-wide objectives at play (e.g. tenant displacement)</li> </ul>





# Enquiry Phase

## Processing, Timeline, Tasks

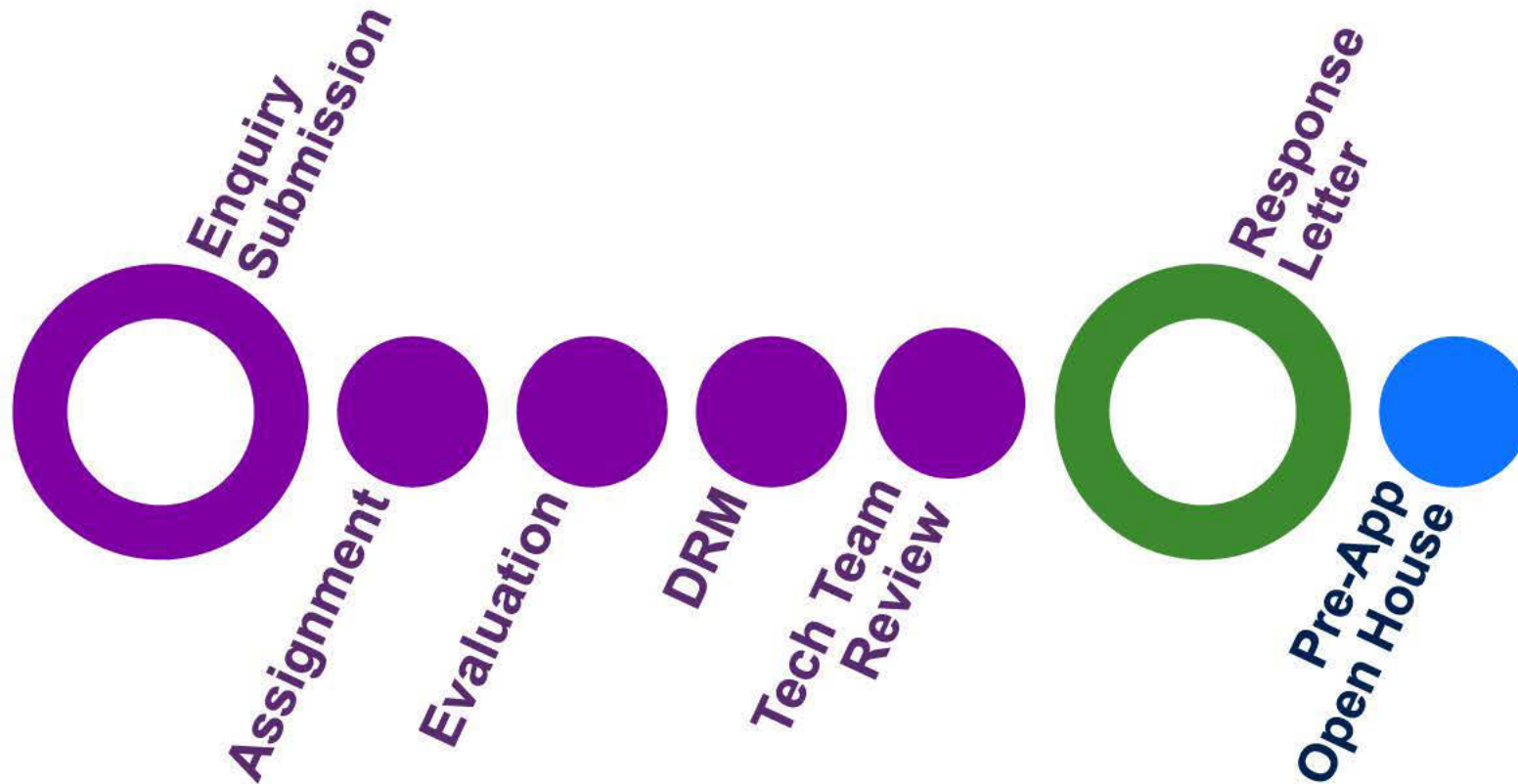
# Enquiry Phase: Application Processing

## 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

Team	Key Work
Housing (PDS & ACCS)	<ul style="list-style-type: none"> <li>• Coordination</li> <li>• Policy resources &amp; communications materials</li> <li>• Project tracking</li> <li>• Audit program planning</li> <li>• Rezoning conditions &amp; Housing Agreement terms</li> <li>• Operations Management Plan Requirements</li> <li>• Housing project review</li> </ul>
REFM	<ul style="list-style-type: none"> <li>• “Learning” pro forma template and submission requirements</li> <li>• Financial viability review process <i>(if / where necessary)</i></li> </ul>
PDS Rezoning & Urban Design	<ul style="list-style-type: none"> <li>• Project review &amp; advice</li> <li>• Landscape review</li> <li>• Heritage review <i>(where necessary)</i></li> <li>• DRM</li> </ul>
DBL	<ul style="list-style-type: none"> <li>• Explore potential to expedite processing (?)</li> </ul>

# Enquiry Phase: Key Tasks & Questions

## 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)**



# Enquiry Phase: Key Tasks & Questions

## ACCS Affordable Housing

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

# Enquiry Phase: Key Tasks & Questions

## PDS Rezoning

- Project Review
- DRM Process

## PDS Urban Design

- Project Review
- Landscape & Heritage where applicable

# Enquiry Phase: Key Tasks & Questions

## 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

# Enquiry Phase: Key Tasks & Questions

## 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













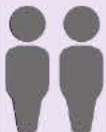
## Representation:

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


*(previously involved) / \*\*project leads*

# 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			
	 <i>Landscape Heritage</i>			

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