CITY OF VANCOUVER

CITY CLERK'S DEPARTMENT
Access to Information & Privacy

File No.: 04-1000-20-2019-195

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:

> **Records of comparative analyses performed on the various proposals for the Moderate Income Rental Housing Pilot Program, from November 29, 2017 to March 19, 2019.**

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 (#04-1000-20-2019-195); 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.

:kt







Moderate Income Rental Housing Pilot Program

Enquiry Phase Process & Work Plan

April 20, 2018

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City of Vancouver - FOI File # 2019-195

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

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City of Vancouver - FOI File # 2019-195

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

***incentives beyond those available under Rental 100**

City of Vancouver - FOI File # 2019-195

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

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

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

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

Rezoning Application Submission
Following June 25, 2018

City of Vancouver - FOI File # 2019-195

Pre-Enquiry Phase
Summary of Submissions and Initial Learnings

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City of Vancouver - FOI File # 2019-195

Pre-Enquiry Phase: Great Initial Interest

55 project proposals on 51 different sites

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

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
100% seeking bonus FSR 22% (12) seeking inboard bedrooms and/or micro suites 42% (23) seeking other senior government funding	

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%

City of Vancouver - FOI File # 2019-195

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
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)

City of Vancouver - FOI File # 2019-195

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

Enquiry Phase
Processing, Timeline, Tasks

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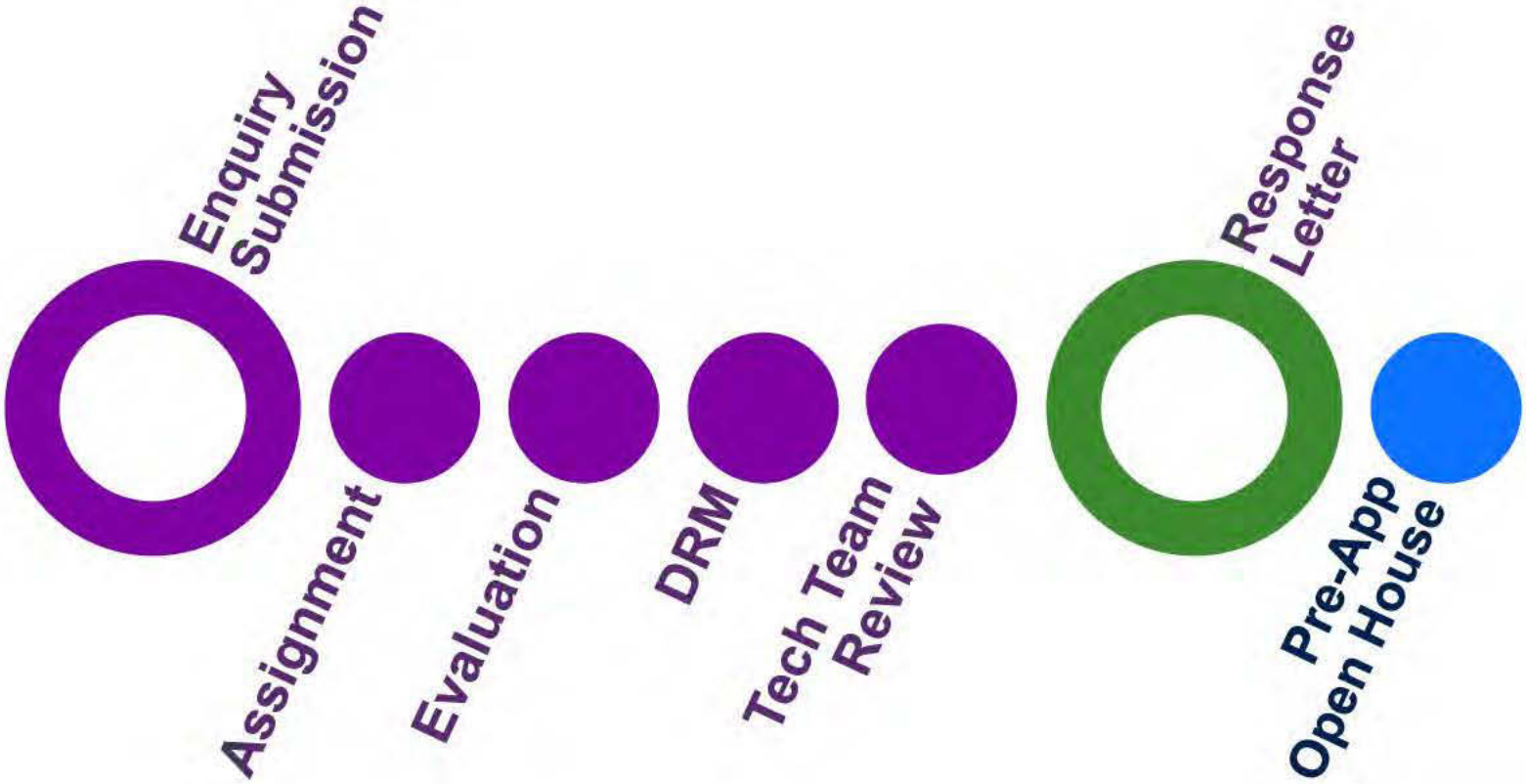
Enquiry Phase: Application Processing

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)	• 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 & Urban Design	• Project review & advice • Landscape review • Heritage review *(where necessary)* • DRM
DBL	• Explore potential to expedite processing (?)

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			
	Landscape Heritage			

City of Vancouver - FOI File # 2019-195







Moderate Income Rental Housing Pilot Program

HAPI (1)

February 22, 2018

CITY OF VANCOUVER

HOUSING VANCOUVER

City of Vancouver - FOI File # 2019-195

Process: Pre-Enquiry, Enquiry, Rezoning

Submission of Pre-Enquiry Application Forms
Deadline: February 16, 2018

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

Interdepartmental Staff Team will evaluate submissions;
Up to 20 projects will be invited to submit rezoning enquiries
***waitlist will be kept if there are over 20 projects**

Submission of Rezoning Enquiry Packages
Deadline: May 4, 2018

Cov decision/advice on rezoning enquiries – invitation to submit full Rezoning Applications
July 16, 2018

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

Submission of Rezoning Applications
Following July 16, 2018

Pre-Enquiry Criteria

Site specific:

Does it meet the policy? (e.g. land-use requirements)

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 Supply (e.g. net increase of rental units)

Location (e.g. proximity to transit, shopping areas, etc.)

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

Impact on Existing Tenants (e.g. number of tenants impacted, affordability of existing units)

City-wide program objectives:

Diversity of projects across the City

Diversity of Housing Forms

City of Vancouver - FOI File # 2019-195

Green Light Proposals

Submissions that:

- Meet or exceed all policy requirements
- Achieve strong score based on evaluation criteria
- Represent a top proposal in their class, amidst a good distribution of projects across the city, by zoning district and

Yellow Light Proposals

Submissions that:

- Intersect with other city-wide policies (may require additional affordable housing or achievement of other City objectives beyond MIRHPP req's)
- Land in areas with immediately pending planning programs (ie. Broadway Corridor)
- Raise questions about MIRHPP grey-areas and undefined terms (ie. larger sites, corner sites on one arterial)

Red Light Proposals

Submissions that:

- Do not meet clear policy requirements (ie. doesn't conform with Community Plan policy, lands in an ineligible zoning district)
- Propose highly problematic or ineligible height and density

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

Eastside Projects

1. s.13(1), s.17(1)
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8. s.13(1), s.17(1)
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1. s.13(1), s.17(1)
2.
3.
4.
5.
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9.
10.

Other Project Sites

C-3A Sites

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

CD-1 Sites

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	3.62
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	93	% Mod. Income	20%
Score	64%		
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

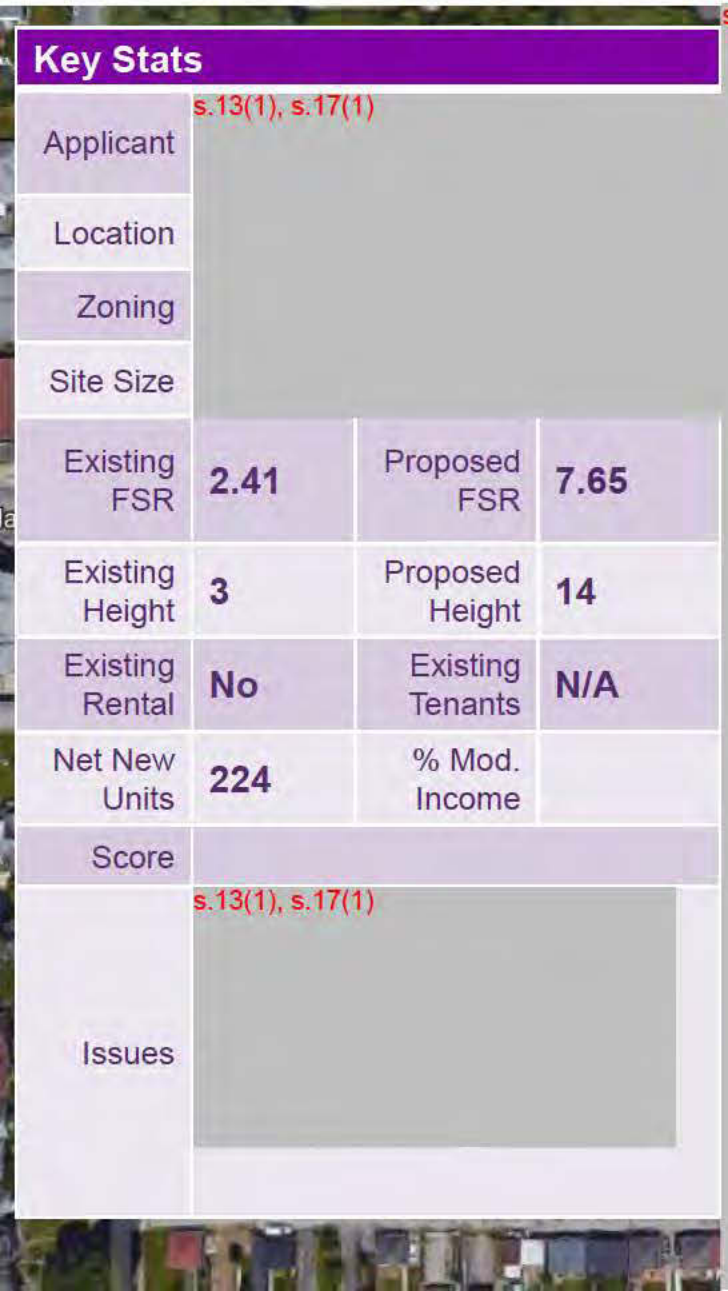
Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**2.5**	Proposed FSR	**7.8**
Existing Height	**2**	Proposed Height	**14**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**110**	% Mod. Income	**20%**
Score	**62%**		
Notes	s.13(1), s.17(1)		

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.41	Proposed FSR	7.65
Existing Height	3	Proposed Height	14
Existing Rental	No	Existing Tenants	N/A
Net New Units	224	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.41**	Proposed FSR	**7.20**
Existing Height	**1**	Proposed Height	**14**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**106**	% Mod. Income	
Score	**69% (RANK ORDER)**		
Notes	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.2	Proposed FSR	3.6
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	49	% Mod. Income	20.4%
Score	58%		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	6
Existing Height	2	Proposed Height	14
Existing Rental	N/A	Existing Tenants	N/A
Net New Units	375	% Mod. Income	20.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats – OPTION 2

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	72	% Mod. Income	31.6%
Score	60%		
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.47	Proposed FSR	3.1
Existing Height	2	Proposed Height	6
Existing Rental	13	Existing Tenants	Yes
Net New Units	40	% Mod. Income	20.0%
Score	36%		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.7	Proposed FSR	2.88
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	84	% Mod. Income	20.2%
Score	56%		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.18	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	2	Existing Tenants	4
Net New Units	82	% Mod. Income	21.4%
Score	33%		
Issues	s.13(1), s.17(1)		

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

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

Key Stats – OPTION 1

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	108	% Mod. Income	22.2%
Score	55%		
Issues	s.13(1), s.17(1)		

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

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

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

Key Stats – OPTION 2

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	96	% Mod. Income	31.6%
Score	57%		
Issues	s.13(1), s.17(1)		

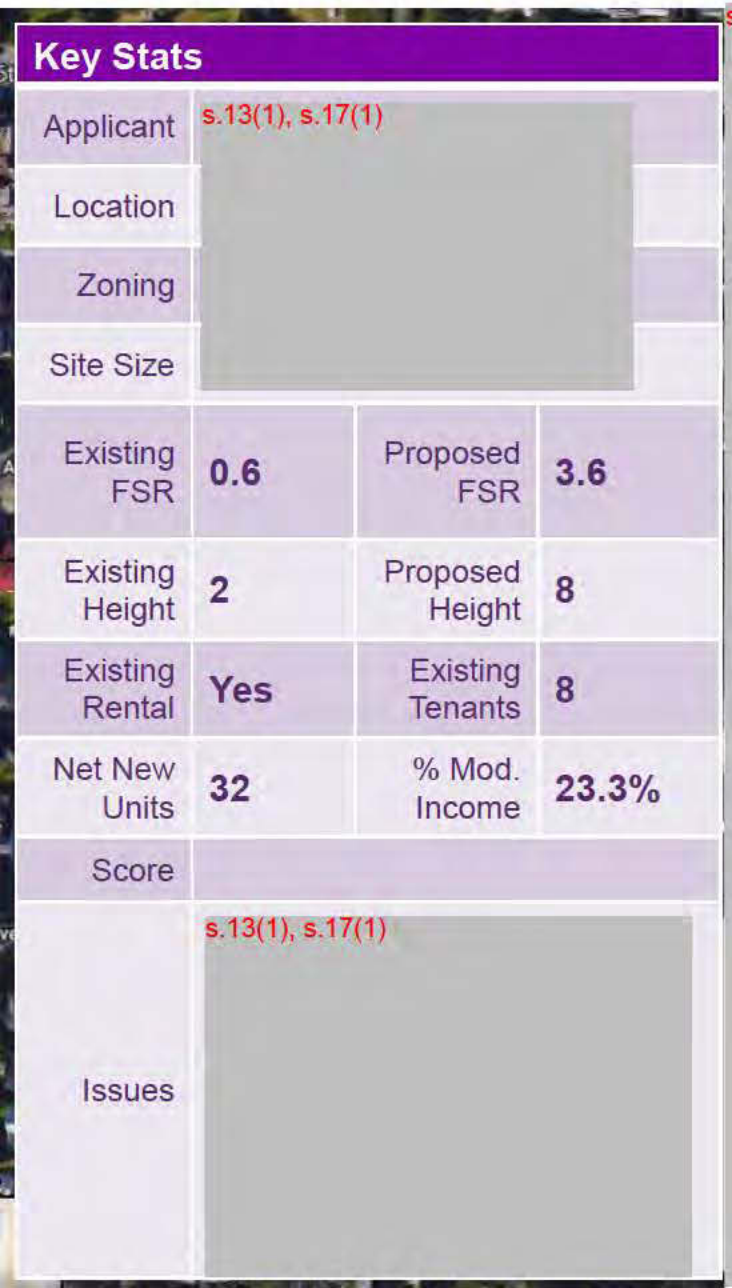
s.13(1), s.17(1)

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	3.6
Existing Height	2	Proposed Height	8
Existing Rental	Yes	Existing Tenants	8
Net New Units	32	% Mod. Income	23.3%
Score			
Issues	s.13(1), s.17(1)		

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

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

s.1
3(1)

s.1
7(1)

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0	Proposed FSR	5.1
Existing Height	0	Proposed Height	14-12-6
Existing Rental	None	Existing Tenants	None
Net New Units	285	% Mod. Income	19.6%
Score	62%		
Notes	s.13(1), s.17(1)		

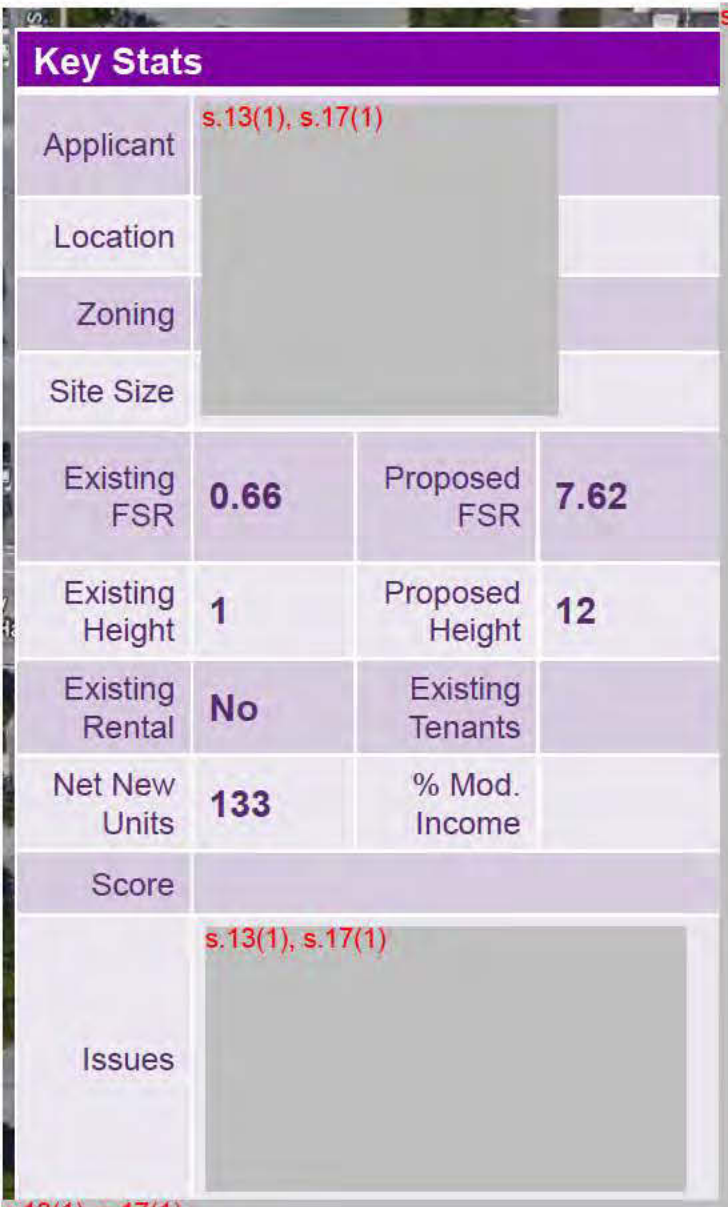


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s.13(1), s.17(1)



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.66	Proposed FSR	7.62
Existing Height	1	Proposed Height	12
Existing Rental	No	Existing Tenants	
Net New Units	133	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	5.64
Existing Height	1	Proposed Height	7-10
Existing Rental	No	Existing Tenants	
Net New Units	N/A	% Mod. Income	
Score			
Issues			

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

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

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



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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.3 (staff estimate)**	Proposed FSR	**8**
Existing Height	**1**	Proposed Height	**14**
Existing Rental	**N/A**	Existing Tenants	**N/A**
Net New Units	**130 or 133 (inconsistent numbers in application)**	% Mod. Income	**20%**
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats – OPTION 1

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	6.0
Existing Height	2	Proposed Height	10
Existing Rental	None	Existing Tenants	None
Net New Units	126	% Mod. Income	20.6%
Score	55%		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.5**	Proposed FSR	**5.23**
Existing Height	**1-2**	Proposed Height	**12**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**125**	% Mod. Income	**22%**
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.99	Proposed FSR	8.0
Existing Height	2	Proposed Height	14
Existing Rental	6	Existing Tenants	8
Net New Units	114	% Mod. Income	30.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.45	Proposed FSR	6.99
Existing Height	1-2	Proposed Height	12
Existing Rental	None	Existing Tenants	None
Net New Units	110	% Mod. Income	20.9%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.75	Proposed FSR	2.65
Existing Height	2	Proposed Height	12
Existing Rental	yes	Existing Tenants	64
Net New Units	78	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

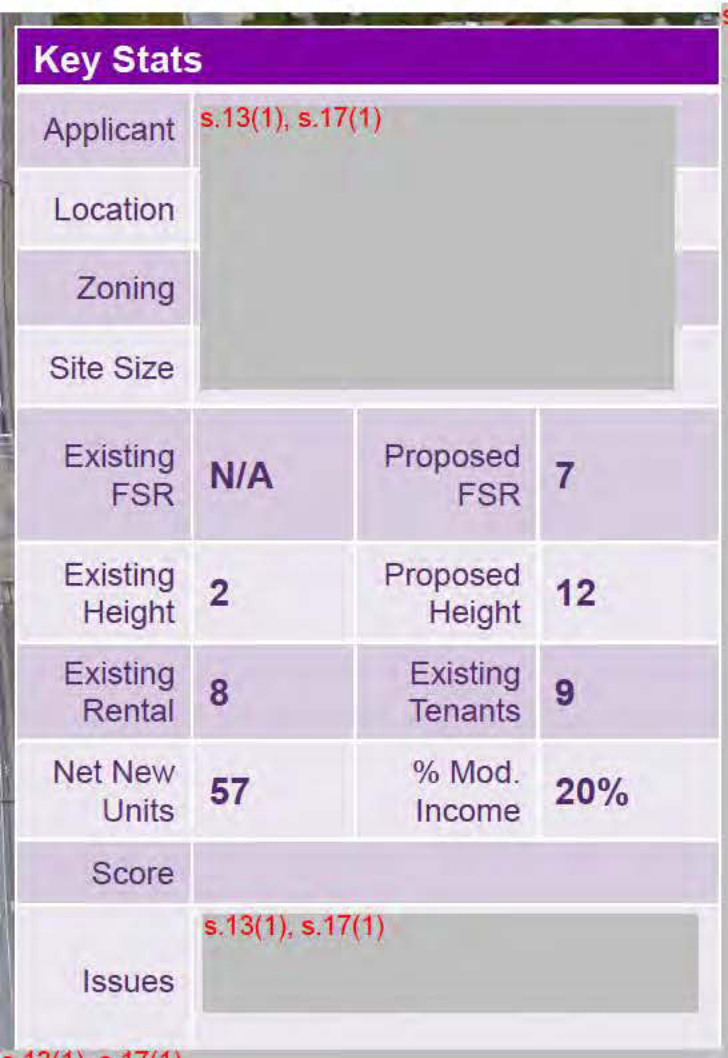
s.13(1), s.17(1)

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	N/A	Proposed FSR	7
Existing Height	2	Proposed Height	12
Existing Rental	8	Existing Tenants	9
Net New Units	57	% Mod. Income	20%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3	Proposed FSR	3.75
Existing Height	1	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	47	% Mod. Income	21.3%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	4.7
Existing Height	1	Proposed Height	10
Existing Rental	None	Existing Tenants	None
Net New Units	150	% Mod. Income	20.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6 - 0.75	Proposed FSR	2.41
Existing Height	2	Proposed Height	6
Existing Rental	N/A	Existing Tenants	N/A
Net New Units	102	% Mod. Income	19.6%
Score	50%		
Issues	s.13(1), s.17(1)		

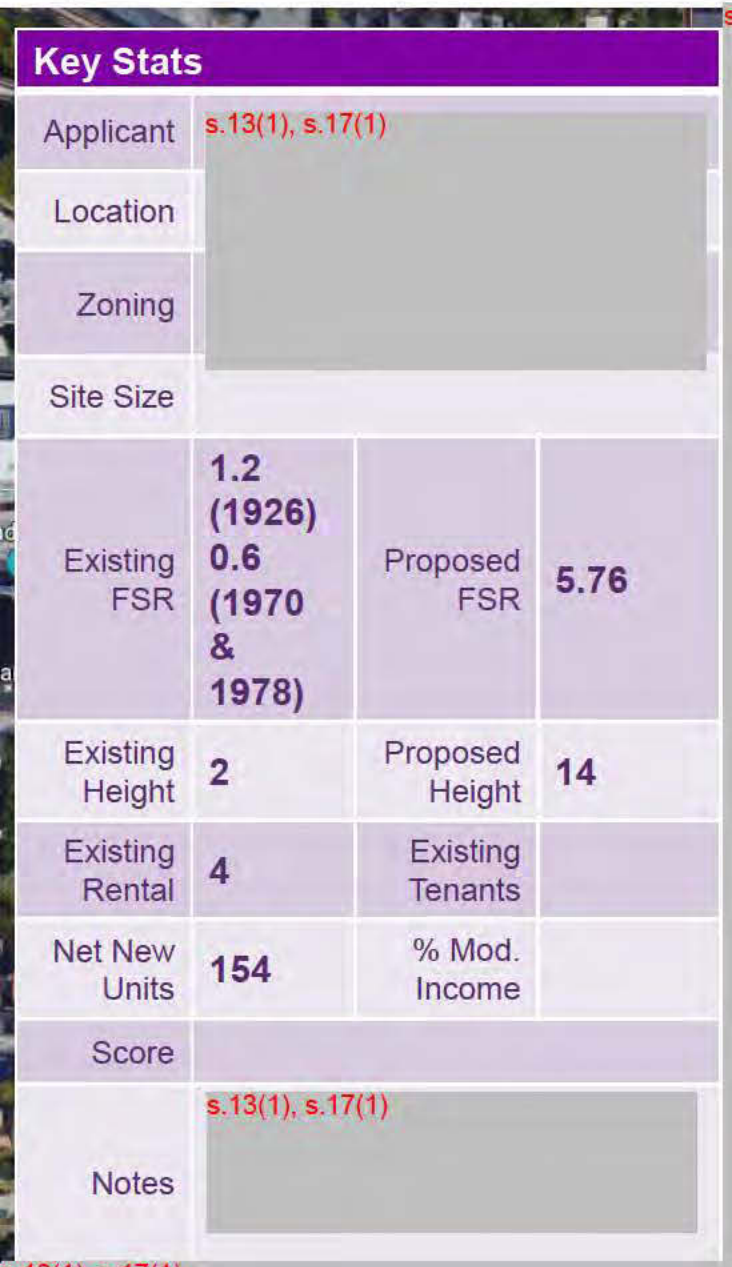
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s.13(1), s.17(1)

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**1.2 (1926) 0.6 (1970 & 1978)**	Proposed FSR	**5.76**
Existing Height	**2**	Proposed Height	**14**
Existing Rental	**4**	Existing Tenants	
Net New Units	**154**	% Mod. Income	
Score			
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	.70	Proposed FSR	11,088 – 16,909
Existing Height	2	Proposed Height	4-6
Existing Rental	No	Existing Tenants	
Net New Units	Tbd	% Mod. Income	
Score			
Issues			

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

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

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

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

C-3A Sites

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	6.05
Existing Height	2	Proposed Height	12
Existing Rental	None	Existing Tenants	None
Net New Units	55	% Mod. Income	20%
Score			
Issues	s.13(1), s.17(1)		

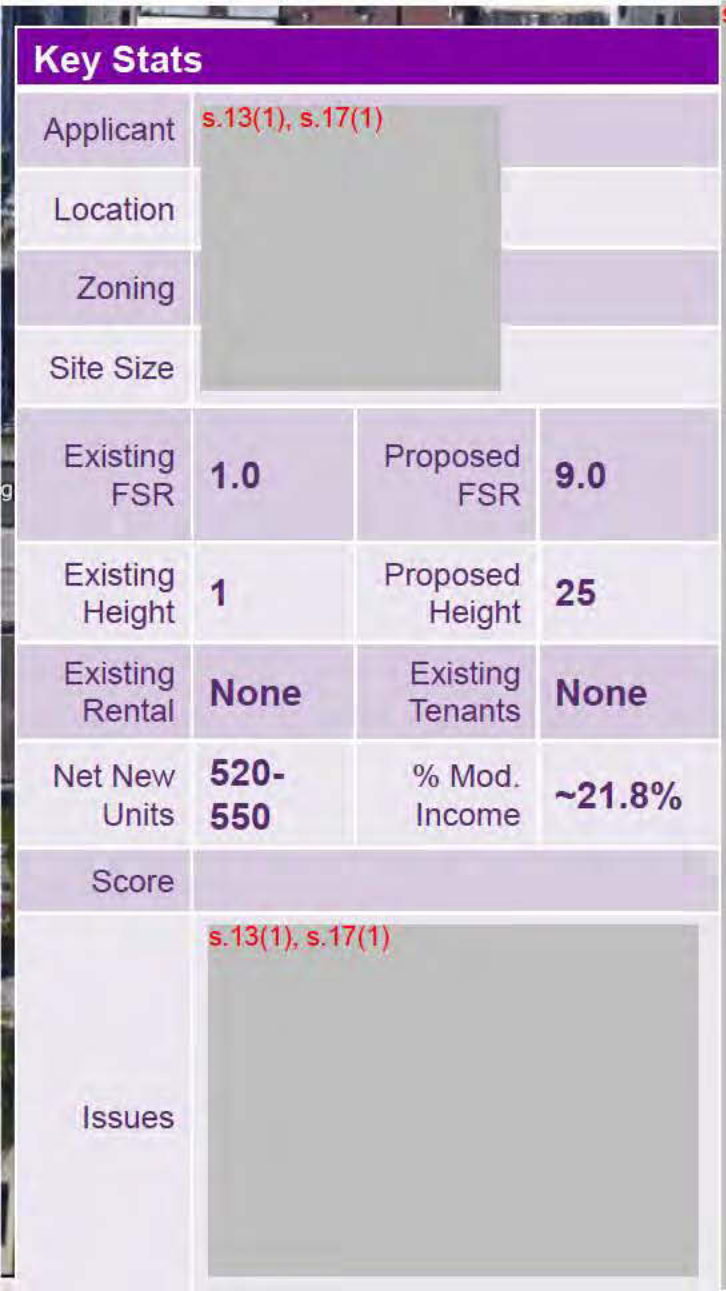
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s.13(1), s.17(1)

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	9.0
Existing Height	1	Proposed Height	25
Existing Rental	None	Existing Tenants	None
Net New Units	520-550	% Mod. Income	~21.8%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	7.07	Proposed FSR	8.87
Existing Height	16	Proposed Height	26
Existing Rental	None	Existing Tenants	None
Net New Units	102	% Mod. Income	20.6%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	5.41
Existing Height	1	Proposed Height	10
Existing Rental	yes	Existing Tenants	8
Net New Units	92	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

CD-1 Sites

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	2.7
Existing Height	2	Proposed Height	4-10
Existing Rental	80	Existing Tenants	45
Net New Units	347	% Mod. Income	36%
Score	4.3 (est. - full details pending)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.65	Proposed FSR	2.5-3.0
Existing Height	3	Proposed Height	6-12
Existing Rental	Yes	Existing Tenants	128
Net New Units	400	% Mod. Income	
Score			
Issues			

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

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.77**	Proposed FSR	**2.60**
Existing Height	**2-3**	Proposed Height	**6-16**
Existing Rental	**Yes**	Existing Tenants	**140**
Net New Units	**860 (aprox)**	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

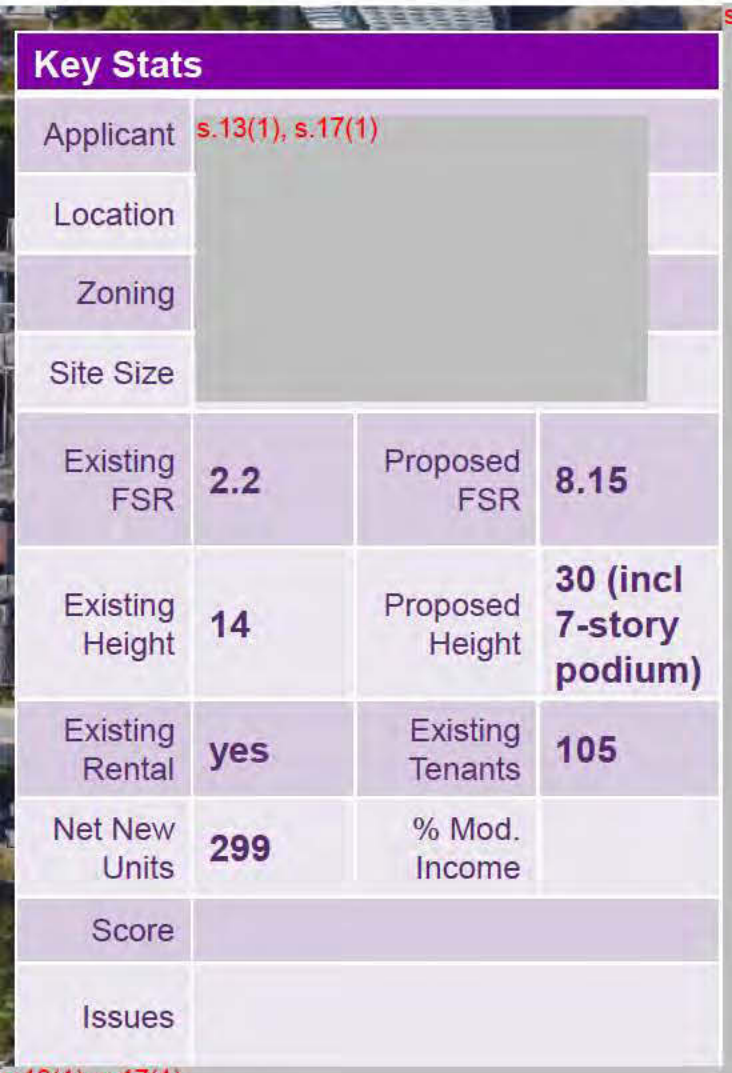
s.13(1), s.17(1)

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

Key Stats

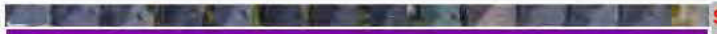
Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**2.2**	Proposed FSR	**8.15**
Existing Height	**14**	Proposed Height	**30 (incl 7-story podium)**
Existing Rental	**yes**	Existing Tenants	**105**
Net New Units	**299**	% Mod. Income	
Score			
Issues			

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.75	Proposed FSR	2.65
Existing Height	2	Proposed Height	12
Existing Rental	yes	Existing Tenants	64
Net New Units	78	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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







Moderate Income Rental Housing Pilot Program

HAPI (Part 2)

February 27, 2018

CITY OF VANCOUVER

HOUSING VANCOUVER

City of Vancouver - FOI File # 2019-195

AGENDA

- Background, Process & Criteria
- Review of Submissions
  - Westside Projects
  - CD-1 Projects
  - C-3A Projects
- Next Steps

PURPOSE:
-provide an update
-receive feedback on overall evaluation of projects as well as advice on individual projects where significant issues have been identified

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

Westside Projects

1.
2.
3.
4.
5.

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

1.
2.
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s.13(1), s.17(1)

1.
2.
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4.
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8.
9.

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

Other Project Sites

CD-1 Sites

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



C-3A Sites

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



C-2 Sites… More than 6 storeys on 1 arterial at an intersection?

Potential Good Projects / Ideas - No MIRHPP Policy Basis

C-1 Sites proposing over 6 storeys

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

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

M-2 (s.13(1), s.17(1))

Find a way to entertain these through MIRHPP?

Or not, and potentially explore other avenues to move forward?

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

Key Stats - OPTION 1

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

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.91	Proposed FSR	2.37
Existing Height	2	Proposed Height	4.5
Existing Rental	6	Existing Tenants	12
Net New Units	18	% Mod. Income	20.8%
Score	44% (41st)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size	**9,000sf**		
Existing FSR	**1.5**	Proposed FSR	**6.47**
Existing Height	**2**	Proposed Height	**10**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**68**	% Mod. Income	**39.7%**
Score	**72% (t-1st)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	8.15
Existing Height	3	Proposed Height	14
Existing Rental	16	Existing Tenants	?
Net New Units	99	% Mod. Income	20.0%
Score	46% (38th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.86	Proposed FSR	2.7
Existing Height	1.5	Proposed Height	5
Existing Rental	1	Existing Tenants	1
Net New Units	35	% Mod. Income	19.4%
Score	32% (t-49th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	2.5
Existing Height	0	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	156	% Mod. Income	25.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**N/A**	Proposed FSR	**2.5**
Existing Height	**2**	Proposed Height	**6**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**60**	% Mod. Income	**20%**
Score	**59% (24th)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats - OPTION 2

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

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.91	Proposed FSR	2.89
Existing Height	2	Proposed Height	5.5
Existing Rental	6	Existing Tenants	12
Net New Units	24	% Mod. Income	20%
Score	40% (44th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.6/2.5**	Proposed FSR	**5.33**
Existing Height	**1**	Proposed Height	**14**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**158**	% Mod. Income	**30%**
Score	**72% (t-1st)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	N/A	Proposed FSR	2.5
Existing Height	1	Proposed Height	6
Existing Rental	2	Existing Tenants	2
Net New Units	27	% Mod. Income	20.7%
Score	36% (46th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.9 (staff estimate)**	Proposed FSR	**7**
Existing Height	**1-2**	Proposed Height	**14**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**240**	% Mod. Income	**20.0%**
Score	**69% (t-5th)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.2	Proposed FSR	7
Existing Height	1	Proposed Height	14
Existing Rental	None	Existing Tenants	None
Net New Units	250	% Mod. Income	20.0%
Score	56% (t-27th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.75**	Proposed FSR	**3.0**
Existing Height	**2**	Proposed Height	**6**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**78**	% Mod. Income	**21.8%**
Score	**60% (t-20th)**		
Issues	s.13(1), s.17(1)		

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

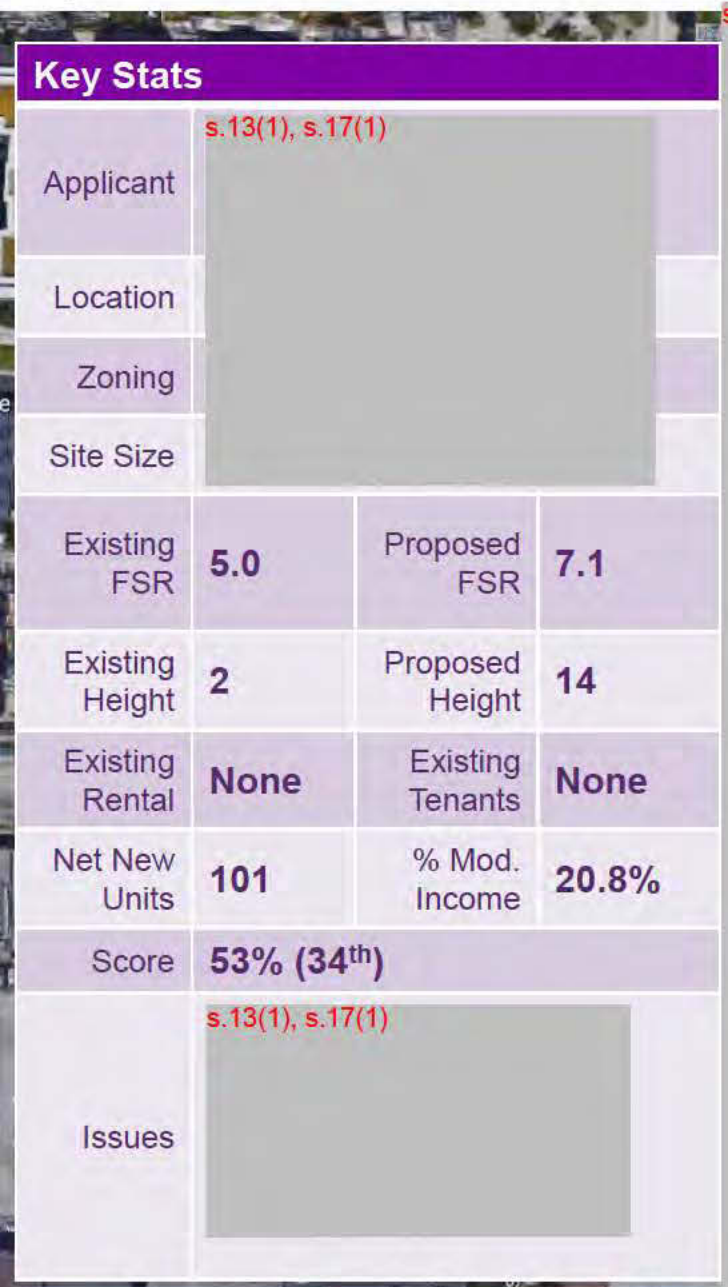
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s.13(1), s.17(1)

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**5.0**	Proposed FSR	**7.1**
Existing Height	**2**	Proposed Height	**14**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**101**	% Mod. Income	**20.8%**
Score	**53% (34th)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**N/A**	Proposed FSR	**1.76**
Existing Height	**N/A**	Proposed Height	**14**
Existing Rental	**Yes**	Existing Tenants	**96**
Net New Units	**87**	% Mod. Income	**20.0%**
Score	**55% (33rd)**		
Issues	s.13(1), s.17(1)		



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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	2.5
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	49	% Mod. Income	20%
Score	46% (39th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.3	Proposed FSR	2.4
Existing Height	3	Proposed Height	6
Existing Rental	53	Existing Tenants	111
Net New Units	42	% Mod. Income	42.1%
Score	31% (52nd)		
Issues	s.13(1), s.17(1)		

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

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



CD-1 Sites

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	2.7
Existing Height	2	Proposed Height	4-10
Existing Rental	80	Existing Tenants	45
Net New Units	347	% Mod. Income	36%
Score	49% (36th)		
Issues	s.13(1), s.17(1)		

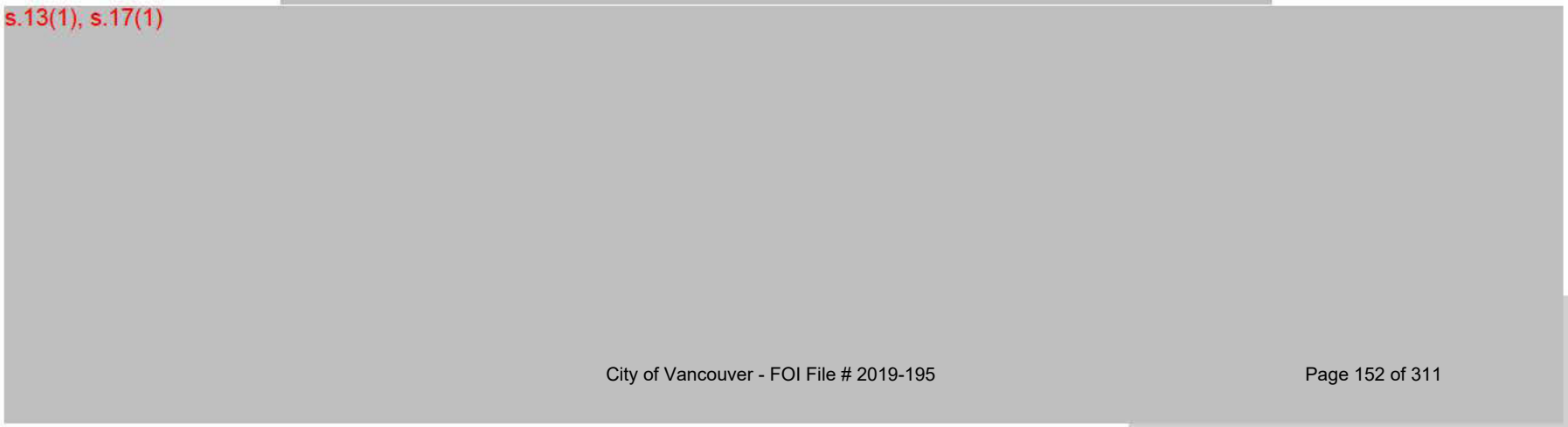
s.13(1), s.17(1)

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

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



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



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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.2	Proposed FSR	8.15
Existing Height	14	Proposed Height	30
Existing Rental	Yes	Existing Tenants	105
Net New Units	299	% Mod. Income	20.1%
Score	61% (t-17th)		
Issues	s.13(1), s.17(1)		

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.75	Proposed FSR	2.65
Existing Height	2	Proposed Height	12
Existing Rental	Yes	Existing Tenants	64
Net New Units	78	% Mod. Income	
Score	51% (35th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.65**	Proposed FSR	**2.5-3.0**
Existing Height	**3**	Proposed Height	**6-12**
Existing Rental	**Yes**	Existing Tenants	**128**
Net New Units	**400**	% Mod. Income	**20.5%**
Score	**32% (48th)**		
Issues	s.13(1), s.17(1)		

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

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



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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.77**	Proposed FSR	**2.60**
Existing Height	**2-3**	Proposed Height	**6-16**
Existing Rental	**Yes**	Existing Tenants	**140**
Net New Units	**860 (aprox)**	% Mod. Income	
Score	**31% (52nd)**		
Issues	s.13(1), s.17(1)		

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

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

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

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

C3-A Sites

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	7.07	Proposed FSR	8.87
Existing Height	16	Proposed Height	26
Existing Rental	None	Existing Tenants	None
Net New Units	102	% Mod. Income	20.6%
Score	67% (7th)		
Issues	s.13(1), s.17(1)		

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	5.41
Existing Height	1	Proposed Height	10
Existing Rental	8	Existing Tenants	8
Net New Units	92	% Mod. Income	20.0%
Score	42% (42nd)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.28	Proposed FSR	11.7
Existing Height	1-4	Proposed Height	38
Existing Rental	None	Existing Tenants	None
Net New Units	213	% Mod. Income	21.1%
Score	69% (t-5th)		
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	6.05
Existing Height	2	Proposed Height	12
Existing Rental	None	Existing Tenants	None
Net New Units	55	% Mod. Income	20.0%
Score	66% (t-10th)		
Issues	s.13(1), s.17(1)		

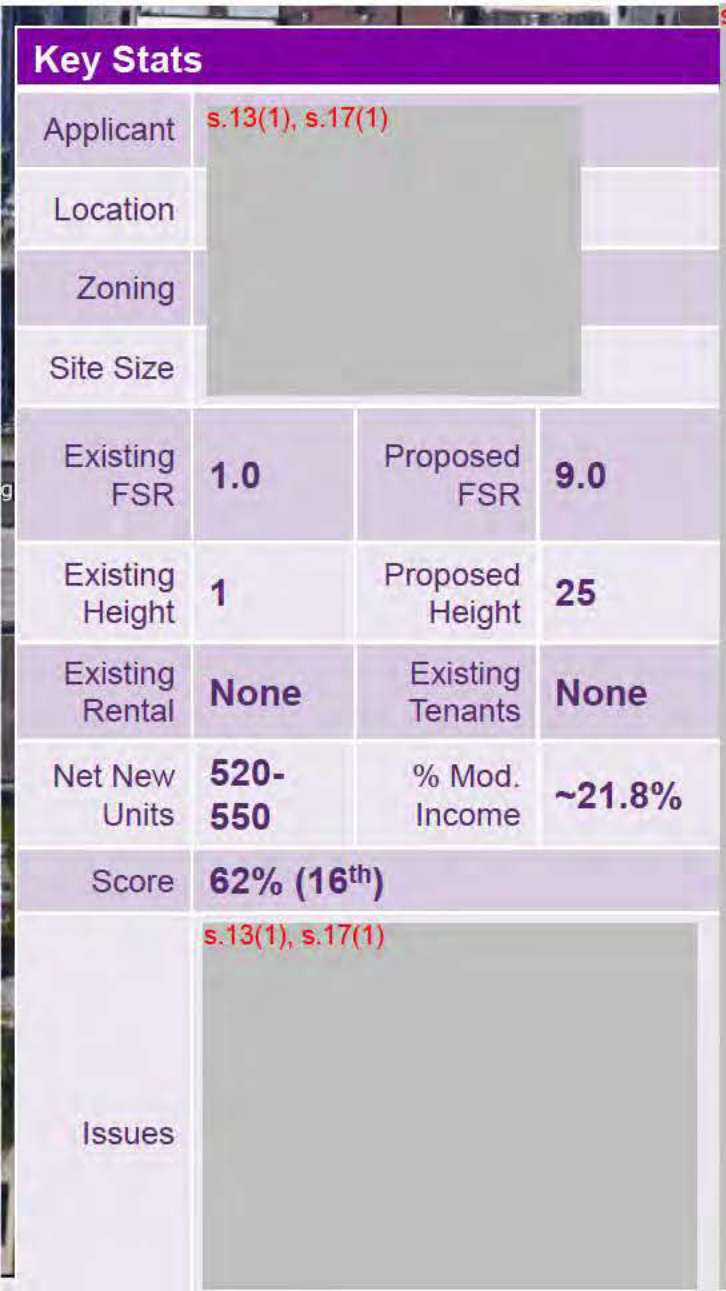
s.13(1), s.17(1)

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	9.0
Existing Height	1	Proposed Height	25
Existing Rental	None	Existing Tenants	None
Net New Units	520-550	% Mod. Income	~21.8%
Score	62% (16th)		
Issues	s.13(1), s.17(1)		

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

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

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







Moderate Income Rental Housing Pilot Program

Update to Gil

February 28, 2018

CITY OF VANCOUVER

HOUSING VANCOUVER

City of Vancouver - FOI File # 2019-195

AGENDA

- Background, Process & Criteria
- Pre-Enquiry Submissions
  - Overall interest & initial learning
  - The Top 20
  - The Wait List
  - Parking Lot
- Summary of Significant Issues
- Next Steps
  - HLT
  - Timeline moving forward

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 between Jan. 1 2018 – 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

Submission of Pre-Enquiry Application Forms
Deadline: February 16, 2018

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

Interdepartmental Staff Team will evaluate submissions;
Up to 20 projects will be invited to submit rezoning enquiries
***waitlist will be kept if there are over 20 projects**

Submission of Rezoning Enquiry Packages
Deadline: May 4, 2018

Cov decision/advice on rezoning enquiries – invitation to submit full Rezoning Applications
July 16, 2018

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

Submission of Rezoning Applications
Following July 16, 2018

Summary of Submissions Received and Initial Learnings

CITY OF VANCOUVER | HOUSING VANCOUVER

City of Vancouver - FOI File # 2019-195

Great Initial Interest

55 project proposals on 51 different sites

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

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
100% seeking bonus FSR 22% (12) seeking inboard bedrooms and/or micro suites 42% (23) seeking other senior government funding	

Pre-enquiry 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)

35%

- **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%

City of Vancouver - FOI File # 2019-195

Pre-enquiry 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

Green Light Proposals

Submissions that:

- Meet or exceed all policy requirements
- Achieve strong score based on evaluation criteria
- Represent a top proposal in their class, amidst a good distribution of projects across the city, by zoning district and

Yellow Light Proposals

Submissions that:

- Intersect with other city-wide policies (may require additional affordable housing or achievement of other City objectives beyond MIRHPP req's)
- Land in areas with immediately pending planning programs (ie. Broadway Corridor)
- Raise questions about MIRHPP grey-areas and undefined terms (ie. larger sites, corner sites on one arterial)

Red Light Proposals

Submissions that:

- Do not meet clear policy requirements (ie. doesn't conform with Community Plan policy, lands in an ineligible zoning district)
- Propose highly problematic or ineligible height and density

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)

Moderate Income Rental Housing Pilot Program (MIRHPP)

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

The Top 20 - Green Light Proposals

Total Net Units: 3,041
Moderate Income Units: 747 (25%)
14 (70%) eastside // 5 (30%) westside

Waitlist Proposals

Total Net Units: 444
Moderate Income Units: 99 (22%)
4 (57%) westside // 3 (43%) eastside

The Top 20 - Green Light Proposals

Issue	Sites
Too much density and height requested	Almost all…
Trees	s.13(1), s.17(1)
Heritage	s.13(1), s.17(1)
C2 sites not at the corner of two arterials – appropriate height and density require further analysis, may result in some sites disappearing	s.13(1), s.17(1)
Clusters – planning by rezoning?	s.13(1), s.17(1)

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

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

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

Wait List - Proposals

Issue	Sites
C2 sites not at the corner of two arterials – appropriate height and density require further analysis, may result in some sites disappearing	s.13(1), s.17(1)
Most of proposals on the waitlist are smaller sites RS sites – they may be challenged to get the density / height requested	• s.13(1), s.17(1) •
s.13(1), s.17(1)	• s.13(1), s.17(1)

Different Door- Proposals

Issue	Sites
Context means proposal could fit under IRP and Rental 100 Do not fit under MIRHPP policy parameters	• s.13(1), s.17(1) • [redacted] • [redacted] • [redacted]
Sites that fall in ODP Areas	• s.13(1), s.17(1) • [redacted]
s.13(1), s.17(1) [redacted]	• s.13(1), s.17(1) [redacted]

Good Idea, Need Policy - Proposals

Issue	Sites
C1 – policy only contemplated up to 6 storeys; proposals coming in at 14	s.13(1), s.17(1)
Unit mix and unique configuration – alternative work force housing with micro units/ shared amenity space; policy framework requires family units	s.13(1), s.17(1)

C3A - Proposals

Issue	Sites
Intersects with Broadway Corridor Planning and issues with speculation vs. high yield sites (865 rental units proposed) on transit	
Speculation & setting expectations for height	s.13(1), s.17(1)
View Cone and height context	s.13(1), s.17(1)
Future Transit Station	s.13(1), s.17(1)

"Sorry" - Proposals

Issue	Sites
Does not fit policy – location/zone	• s.13(1), s.17(1)
Does not fit policy – exceeds recently approved community plan policies	• s.13(1), s.17(1)
*Urban design / local character / shopping street	• s.13(1), s.17(1)

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

See Rate of Change Section

"Rate of Change" - Proposals

Site	Issue / Categorization
s.13(1), s.17(1)	TOP 20 – meets criteria for RM site – 3 or less existing units/building
s.13(1), s.17(1)	TOP 20 – best CD1 site -good affordability performance (proposed 36% MIR units) -tenant impact is lower than other CD1 sites (# of units + affordability) -"smaller" large site (2.97 acres)
s.13(1), s.17(1)	Decline – CD1 site -poor affordability performance -tenant impact is highest of all projects received + displacement of families -large site (> 6 acres) -poor location / more urban design concerns over proposed development

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	3.62
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	93	% Mod. Income	20%
Score	64%		
Notes	s.13(1), s.17(1)		

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

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

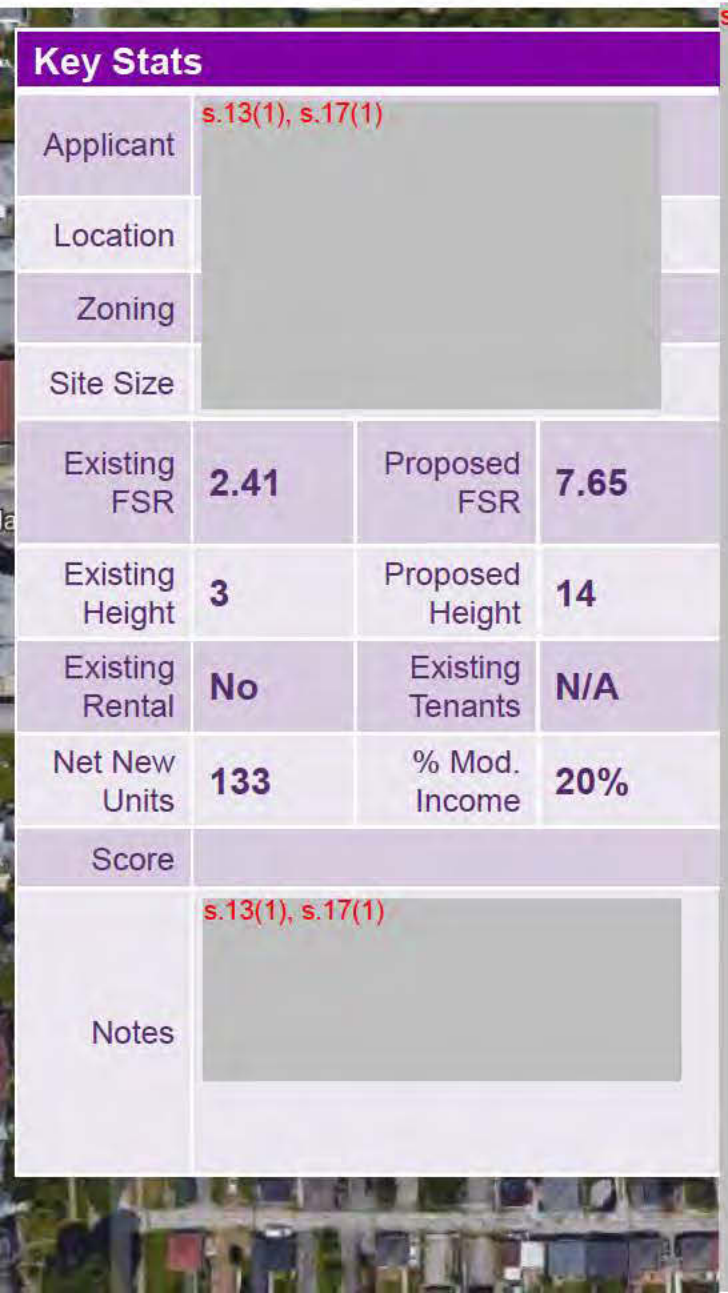
s.13(1), s.17(1)

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	7.8
Existing Height	2	Proposed Height	14
Existing Rental	None	Existing Tenants	None
Net New Units	110	% Mod. Income	20%
Score	62%		
Notes	s.13(1), s.17(1)		

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.41	Proposed FSR	7.65
Existing Height	3	Proposed Height	14
Existing Rental	No	Existing Tenants	N/A
Net New Units	133	% Mod. Income	20%
Score			
Notes	s.13(1), s.17(1)		

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.41	Proposed FSR	7.20
Existing Height	1	Proposed Height	14
Existing Rental	None	Existing Tenants	None
Net New Units	106	% Mod. Income	
Score	69%		
Notes	s.13(1), s.17(1)		

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.2	Proposed FSR	3.6
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	49	% Mod. Income	20.4%
Score	58%		
Notes	s.13(1), s.17(1)		

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	6
Existing Height	2	Proposed Height	14
Existing Rental	N/A	Existing Tenants	N/A
Net New Units	375	% Mod. Income	20.0%
Score			
Notes	s.13(1), s.17(1)		

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

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

Key Stats – OPTION 2

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	72	% Mod. Income	31.6%
Score	60%		
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.47	Proposed FSR	3.1
Existing Height	2	Proposed Height	6
Existing Rental	13	Existing Tenants	Yes
Net New Units	40	% Mod. Income	20.0%
Score	36%		
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

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

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.7**	Proposed FSR	**2.88**
Existing Height	**2**	Proposed Height	**6**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**84**	% Mod. Income	**20.2%**
Score	**56%**		
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.3 (staff estimate)**	Proposed FSR	**8**
Existing Height	**1**	Proposed Height	**14**
Existing Rental	**N/A**	Existing Tenants	**N/A**
Net New Units	**130 or 133 (inconsistent numbers in application)**	% Mod. Income	**20%**
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.18	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	2	Existing Tenants	4
Net New Units	82	% Mod. Income	21.4%
Score	33%		
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats – OPTION 1

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	108	% Mod. Income	22.2%
Score	55%		
Notes	s.13(1), s.17(1)		

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

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

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

Key Stats – OPTION 2

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.25	Proposed FSR	3.0
Existing Height	2	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	96	% Mod. Income	31.6%
Score	57%		
Notes	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6	Proposed FSR	3.6
Existing Height	2	Proposed Height	8
Existing Rental	Yes	Existing Tenants	8
Net New Units	32	% Mod. Income	23.3%
Score			
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

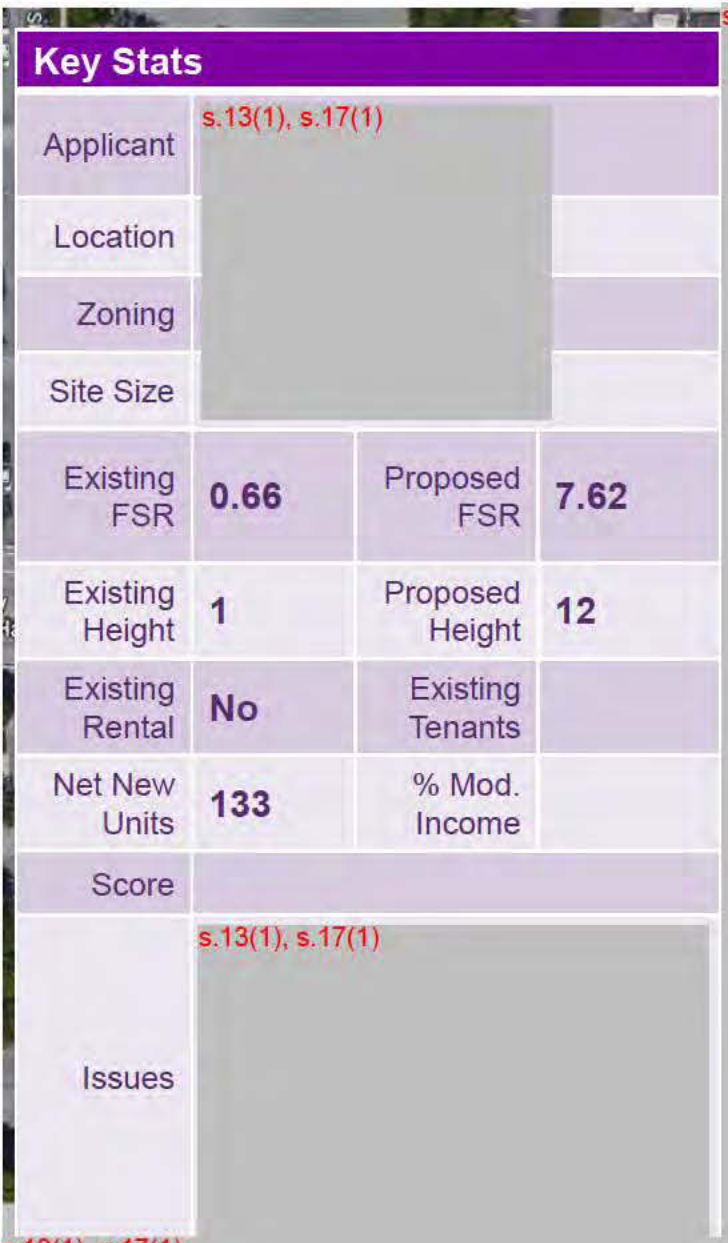
Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0	Proposed FSR	5.1
Existing Height	0	Proposed Height	14-12-6
Existing Rental	None	Existing Tenants	None
Net New Units	285	% Mod. Income	19.6%
Score	62%		
Notes	s.13(1), s.17(1)		

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.66	Proposed FSR	7.62
Existing Height	1	Proposed Height	12
Existing Rental	No	Existing Tenants	
Net New Units	133	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	2.5	Proposed FSR	5.64
Existing Height	1	Proposed Height	7-10
Existing Rental	No	Existing Tenants	
Net New Units	N/A	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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



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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.5**	Proposed FSR	**5.23**
Existing Height	**1-2**	Proposed Height	**12**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**125**	% Mod. Income	**22%**
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	4.7
Existing Height	1	Proposed Height	10
Existing Rental	None	Existing Tenants	None
Net New Units	150	% Mod. Income	20.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.6 - 0.75	Proposed FSR	2.41
Existing Height	2	Proposed Height	6
Existing Rental	N/A	Existing Tenants	N/A
Net New Units	102	% Mod. Income	19.6%
Score	50%		
Issues	s.13(1), s.17(1)		

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

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

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

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

Red Light Proposals

Submissions that:

- Do not meet clear policy requirements (ie. doesn't conform with Community Plan policy, lands in an ineligible zoning district)
- Propose highly problematic or ineligible height and density

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.99	Proposed FSR	8.0
Existing Height	2	Proposed Height	14
Existing Rental	6	Existing Tenants	8
Net New Units	114	% Mod. Income	30.0%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.45	Proposed FSR	6.99
Existing Height	1-2	Proposed Height	12
Existing Rental	None	Existing Tenants	None
Net New Units	110	% Mod. Income	20.9%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.75	Proposed FSR	2.65
Existing Height	2	Proposed Height	12
Existing Rental	yes	Existing Tenants	64
Net New Units	78	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

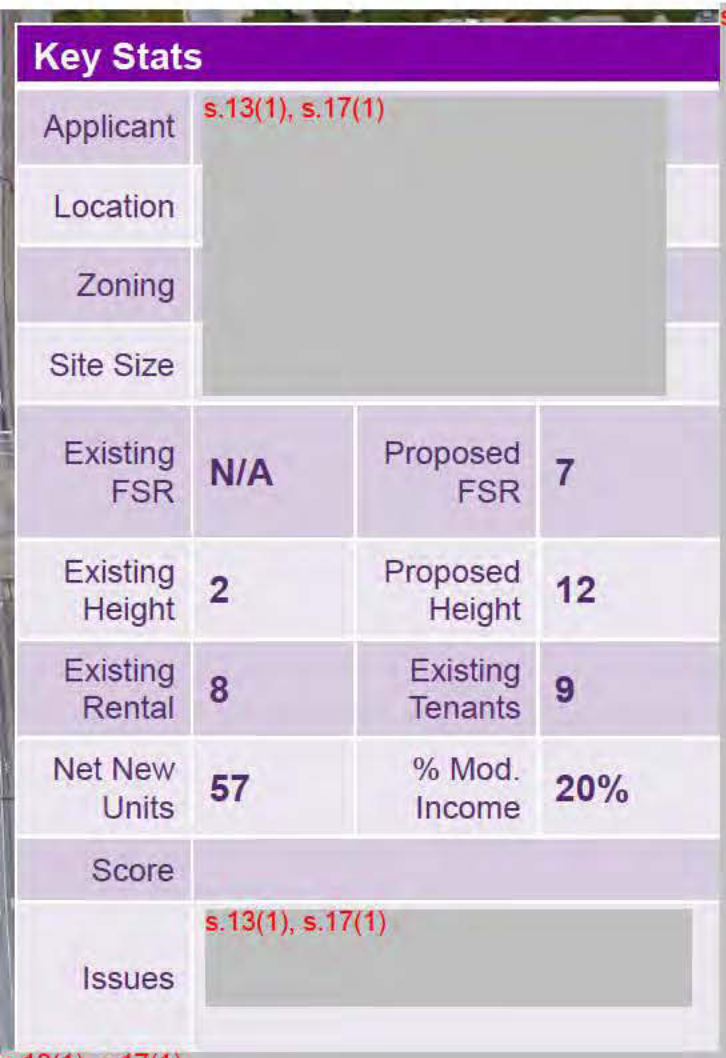
s.13(1), s.17(1)

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	N/A	Proposed FSR	7
Existing Height	2	Proposed Height	12
Existing Rental	8	Existing Tenants	9
Net New Units	57	% Mod. Income	20%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3	Proposed FSR	3.75
Existing Height	1	Proposed Height	6
Existing Rental	None	Existing Tenants	None
Net New Units	47	% Mod. Income	21.3%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**1.24**	Proposed FSR	**3.7**
Existing Height	**2**	Proposed Height	**6**
Existing Rental	**11 units**	Existing Tenants	
Net New Units	**30 (all below-market**	% Mod. Income	**100%**
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**1.2 (1926) 0.6 (1970 & 1978)**	Proposed FSR	**5.76**
Existing Height	**2**	Proposed Height	**14**
Existing Rental	**4**	Existing Tenants	
Net New Units	**154**	% Mod. Income	
Score			
Notes	s.13(1), s.17(1)		

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

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

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

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	.70	Proposed FSR	11,088 – 16,909
Existing Height	2	Proposed Height	4-6
Existing Rental	No	Existing Tenants	
Net New Units	Tbd	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

Key Stats – OPTION 1

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.25**	Proposed FSR	**6.0**
Existing Height	**2**	Proposed Height	**10**
Existing Rental	**None**	Existing Tenants	**None**
Net New Units	**126**	% Mod. Income	**20.6%**
Score	**55%**		
Issues	s.13(1), s.17(1)		

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

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

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

C-3A Sites

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	6.05
Existing Height	2	Proposed Height	12
Existing Rental	None	Existing Tenants	None
Net New Units	55	% Mod. Income	20%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	9.0
Existing Height	1	Proposed Height	25
Existing Rental	None	Existing Tenants	None
Net New Units	520-550	% Mod. Income	~21.8%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	7.07	Proposed FSR	8.87
Existing Height	16	Proposed Height	26
Existing Rental	None	Existing Tenants	None
Net New Units	102	% Mod. Income	20.6%
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	3.0	Proposed FSR	5.41
Existing Height	1	Proposed Height	10
Existing Rental	yes	Existing Tenants	8
Net New Units	92	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

CD-1 Sites

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	1.0	Proposed FSR	2.7
Existing Height	2	Proposed Height	4-10
Existing Rental	80	Existing Tenants	45
Net New Units	347	% Mod. Income	36%
Score	4.3 (est. - full details pending)		
Issues	s.13(1), s.17(1)		

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

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

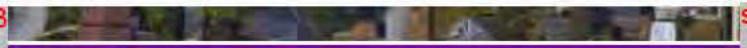
s.13(1), s.17(1)

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

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

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

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



Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.65	Proposed FSR	2.5-3.0
Existing Height	3	Proposed Height	6-12
Existing Rental	Yes	Existing Tenants	128
Net New Units	400	% Mod. Income	
Score			
Issues			

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

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

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

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

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

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**0.77**	Proposed FSR	**2.60**
Existing Height	**2-3**	Proposed Height	**6-16**
Existing Rental	**Yes**	Existing Tenants	**140**
Net New Units	**860 (aprox)**	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

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



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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	**2.2**	Proposed FSR	**8.15**
Existing Height	**14**	Proposed Height	**30 (incl 7-story podium)**
Existing Rental	**yes**	Existing Tenants	**105**
Net New Units	**299**	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

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

Key Stats

Applicant	s.13(1), s.17(1)		
Location			
Zoning			
Site Size			
Existing FSR	0.75	Proposed FSR	2.65
Existing Height	2	Proposed Height	12
Existing Rental	yes	Existing Tenants	64
Net New Units	78	% Mod. Income	
Score			
Issues	s.13(1), s.17(1)		

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

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

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

Green Light Proposals

Submissions that:

- Meet or exceed all policy requirements
- Achieve strong score based on evaluation criteria
- Represent a top proposal in their class, amidst a good distribution of projects across the city, by zoning district and

Yellow Light Proposals

Submissions that:

- Intersect with other city-wide policies (may require additional affordable housing or achievement of other City objectives beyond MIRHPP req's)
- Land in areas with immediately pending planning programs (ie. Broadway Corridor)
- Raise questions about MIRHPP grey-areas and undefined terms (ie. larger sites, corner sites on one arterial)

Red Light Proposals

Submissions that:

- Do not meet clear policy requirements (ie. doesn't conform with Community Plan policy, lands in an ineligible zoning district)
- Propose highly problematic or ineligible height and density







Moderate Income Rental Housing Pilot Program

Update to City Manager

March 13, 2018

CITY OF VANCOUVER

HOUSING VANCOUVER

City of Vancouver - FOI File # 2019-195

AGENDA

- Background, Process & Criteria
- Pre-Enquiry Submissions
  - Overall interest & initial learning
  - Top 20 + waitlist
  - Projects that didn't make the cut
- Significant Issues
- Next Steps

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 between Jan. 1 2018 – 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

Submission of Pre-Enquiry Application Forms
Deadline: February 16, 2018

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

Interdepartmental Staff Team will evaluate submissions;
Up to 20 projects will be invited to submit rezoning enquiries
***waitlist will be kept if there are over 20 projects**

Submission of Rezoning Enquiry Packages
Deadline: May 4, 2018

Cov decision/advice on rezoning enquiries – invitation to submit full Rezoning Applications
July 16, 2018

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

Submission of Rezoning Applications
Following July 16, 2018

Summary of Submissions Received and Initial Learnings

CITY OF VANCOUVER | HOUSING VANCOUVER

Great Initial Interest

55 project proposals on 51 different sites

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
100% seeking bonus FSR 22% (12) seeking inboard bedrooms and/or micro suites 42% (23) seeking other senior government funding	

Pre-enquiry 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?)

35%

- **Unit Mix (10%)** (e.g. family housing requirements)
- **Context** (e.g. neighbourhood fit, height of buildings, etc..)
- **Location** (e.g. proximity to transit, etc.)

25%

- **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)

City of Vancouver - FOI File # 2019-195

Pre-enquiry 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
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)

City of Vancouver - FOI File # 2019-195

Moderate Income Rental Housing Pilot Program (MIRHPP) - Top 20

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

The Top 20 – ISSUES

Issues
Almost all projects requested too much density / height + C2 Policy Gray Area
Competing objectives – trees, heritage
Clusters – planning by rezoning?

Specific Projects:

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

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

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

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

Moderate Income Rental Housing Pilot Program (MIRHPP) - Waitlist

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

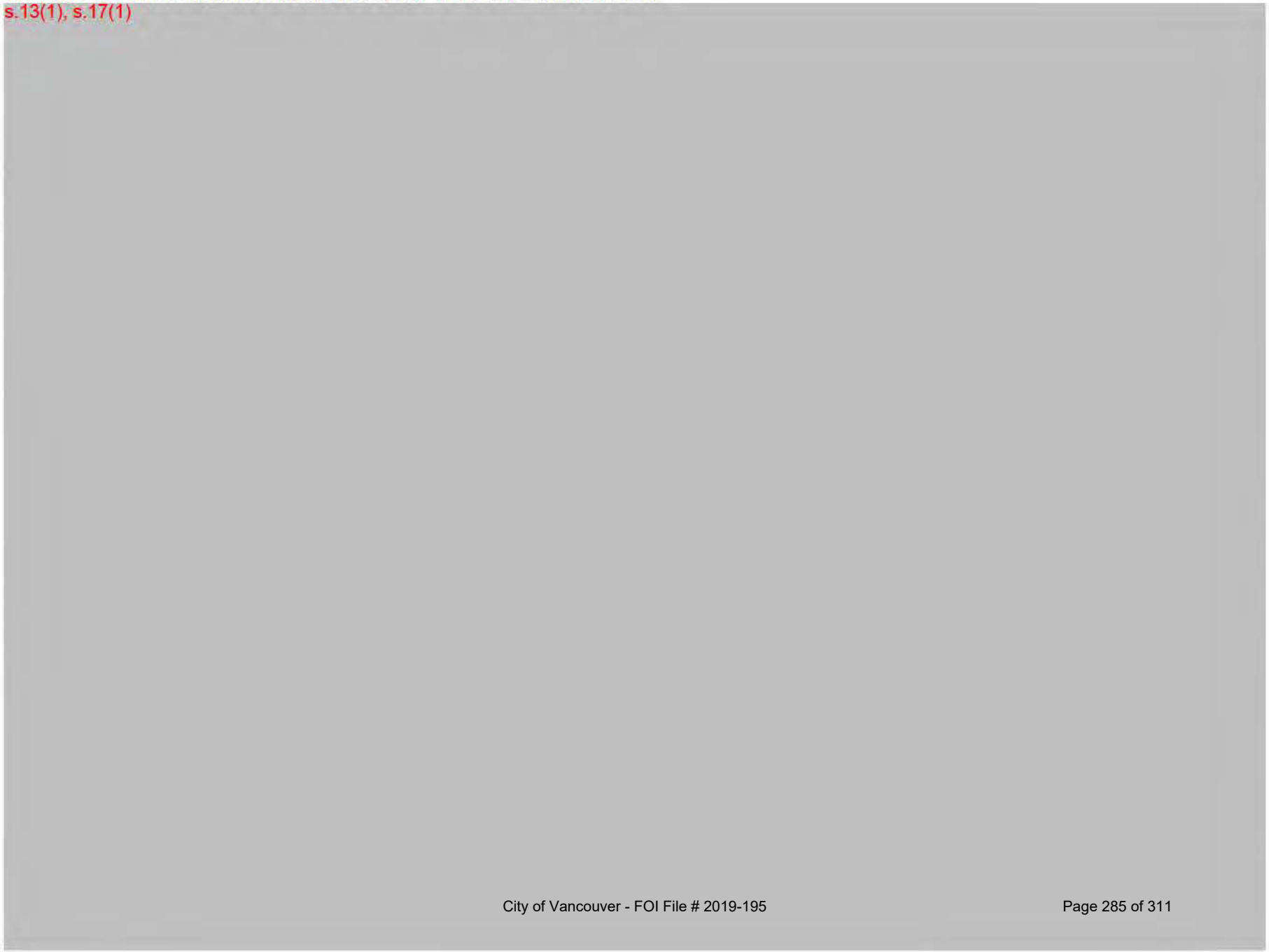
Wait List – Proposals ISSUES

Issue
C2 sites not at the corner of two arterials – appropriate height and density require further analysis, may result in some sites disappearing
Most of proposals on the waitlist are smaller sites RS sites – they may be challenged to get the density / height requested
s.13(1), s.17(1)

Specific Sites:

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

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



Different Door- Proposals

Issue
Context means proposal could fit under IRP and Rental 100 Do not fit under MIRHPP policy parameters
Sites that fall in ODP Areas
s.13(1), s.17(1)

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

Good Idea, Need Policy - Proposals

Issue	Sites
C1 – policy only contemplated up to 6 storeys; proposals coming in at 14	s.13(1), s.17(1)
Unit mix and unique configuration – alternative work force housing with micro units/ shared amenity space; policy framework requires family units	s.13(1), s.17(1)

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

C3A - Proposals

Issue	Sites
Intersects with Broadway Corridor Planning and issues with speculation vs. high yield sites (865 rental units proposed) on transit	
Speculation & setting expectations for height	s.13(1), s.17(1)
View Cone and height context	s.13(1), s.17(1)
Future Transit Station	s.13(1), s.17(1)
Urban design/shopping area context	s.13(1), s.17(1)

Moderate Income Rental Housing Pilot Program (MIRHPP) - Decline

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

Decline Proposals

Issue
Does not fit policy – location/zone
Does not fit policy – exceeds recently approved community plan policies
*Urban design / local character / shopping street

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

"Rate of Change" – Proposals with Existing Tenants

Site	Issue / Categorization
s.13(1), s.17(1)	TOP 20 – meets criteria for RM site – 3 or less existing units/building
s.13(1), s.17(1)	TOP 20 – best CD1 site -good affordability performance (proposed 36% MIR units) -tenant impact is lower than other CD1 sites (# of units + affordability) -"smaller" large site (2.97 acres)
s.13(1), s.17(1)	Decline – CD1 site -poor affordability performance -tenant impact is highest of all projects received + displacement of families -large site (> 6 acres) -poor location / more urban design concerns over proposed development

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

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

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

Pre-Enquiry Evaluation Criteria

Weight	Criteria	Factors
30%	Affordability	• Depth • Breadth • Net 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	• Existing Rental Units • Existing Tenants • Relocation Approach • Existing Rents (vs CMHC)

City of Vancouver - FOI File # 2019-195

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP) - ENQUIRY PHASE

#	Address	Developer/Architect	Net New Rental Units	Existing Tenants	Current Zoning	Zoning Score Rank	Total Score (Weighted)	Project Specific Notes
	TOP 20							
1	s.13(1), s.17(1)		68	0	s.13(1), s.17(1)	1	72%	s.13(1), s.17(1)
2			158	0		2	72%	
3			133	0		3	71%	
4			106	0		4	71%	
5			150	0		7	66%	
6			93	0		1	66%	
7			110	0		8	64%	
8			72	0		2	62%	
9			91	0		10	61%	
10			49	0		1	60%	
11			78	0		3	60%	
12			156	0		4	59%	
13			84	0		6	58%	
14			347	45		1	49%	
15			18	6 units		1	44%	
16			251	0		12	60%	
17			102	0			67%	
	TOP 20 - Enquiry Package Not Submitted							
10	s.13(1), s.17(1)		285	0	s.13(1), s.17(1)	9	64%	s.13(1), s.17(1)
		TOTAL	**285**					
	TOP 20 - Withdrawn							
5	s.13(1), s.17(1)		240	0	s.13(1), s.17(1)	5	69%	s.13(1), s.17(1)
6			130	0		6	66%	
14			375	0		11	60%	
	WAITLIST - Invited							
21	s.13(1), s.17(1)		125	0	s.13(1), s.17(1)	13	56%	s.13(1), s.17(1)
22			99	16 units		14	46%	
	WAITLIST - Hold							
23	s.13(1), s.17(1)		49	0	s.13(1), s.17(1)	8	46%	s.13(1), s.17(1)
24			27	13 units		9	37%	
25			27	2		10	36%	
26			82	4		11	34%	
27			35	1		12	32%	
		TOTAL	**444**					
	DIFFERENT DOOR							
28	s.13(1), s.17(1)		299	0	s.13(1), s.17(1)		61%	s.13(1), s.17(1)
29			60	0			59%	
30			87	96 units			55%	
31			101	0			53%	
32			76	64			51%	
33			114	8			45%	
34			57	9			41%	
35			35	12			28%	
		TOTAL	**829**					
	GOOD IDEA, NEED POLICY							
36	s.13(1), s.17(1)		250	0	s.13(1), s.17(1)	2	56%	s.13(1), s.17(1)

37	s.13(1), s.17(1)	102	0	s.13(1), s.17(1)	7	55%	s.13(1), s.17(1)
	TOTAL	352					
	C-3A / BROADWAY CORRIDOR SITES						
38	s.13(1), s.17(1)	213	0	s.13(1), s.17(1)		69%	s.13(1), s.17(1)
40	s.13(1), s.17(1)	550	0	s.13(1), s.17(1)		62%	s.13(1), s.17(1)
41		92	8 units			42%	
	TOTAL	855					
	DECLINE						
42	s.13(1), s.17(1)	55	0	s.13(1), s.17(1)		66%	s.13(1), s.17(1)
43		110	0			59%	
44		154	4 units			55%	
45		47	0			49%	
46		18	0			33%	
47		400	128 units			32%	
48		30	11 SRA units			32%	
49		860	140 units			31%	
50		42	111			31%	
	TOTAL	1,716					

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP) - PRE-ENQUIRY SUBMISSIONS

13/03/2018

#	Address	Developer/Architect	Net New Rental Units	Existing Tenants	Current Zoning	Zoning Score Rank	Total Score (Weighted)	Project Specific Notes	General Comments
	TOP 20								
1	s.13(1), s.17(1)		68	0	s.13(1), s.17(1)	1	72%	s.13(1), s.17(1)	s.13(1), s.17(1)
2			158	0		2	72%		
3			133	0		3	71%		
4			106	0		4	71%		
5			240	0		5	69%		
6			130	0		6	66%		
7			150	0		7	66%		
8			93	0		1	66%		
9			110	0		8	64%		
10			285	0		9	64%		
11			72	0		2	62%		
12			91	0		10	61%		
13			49	0		1	60%		
14			375	0		11	60%		
15			78	0		3	60%		
16			251	0		12	60%		
17			156	0		4	59%		
18			84	0		6	58%		
19			347	45		1	49%		
20			18	6 units		1	44%		
		TOTAL	**2,994**						
	WAITLIST								
21	s.13(1), s.17(1)		125	0	s.13(1), s.17(1)	13	56%	s.13(1), s.17(1)	s.13(1), s.17(1)
22			99	16 units		14	46%		
23			49	0		8	46%		
24			27	13 units		9	37%		
25			27	2		10	36%		
26			82	4		11	34%		
27			35	1		12	32%		
		TOTAL	**444**						
	DIFFERENT DOOR								
28	s.13(1), s.17(1)		299	0	s.13(1), s.17(1)		61%	s.13(1), s.17(1)	s.13(1), s.17(1)
29			60	0			59%		
30			87	96 units			55%		
31			101	0			53%		
32			76	64			51%		
33			114	8			45%		
34			57	9			41%		
35			35	12			28%		
		TOTAL	**829**						
	GOOD IDEA, NEED POLICY								
36	s.13(1), s.17(1)		250	0	s.13(1), s.17(1)	2	56%	s.13(1), s.17(1)	s.13(1), s.17(1)
37			102	0		7	55%		
		TOTAL	**352**						
	C-3A / BROADWAY CORRIDOR SITES								
38	s.13(1), s.17(1)		213	0	s.13(1), s.17(1)		69%	s.13(1), s.17(1)	s.13(1), s.17(1)
39			102	0			67%		
40			550	0			62%		
41			92	8 units			42%		
		TOTAL	**957**						
	DECLINE								
42	s.13(1), s.17(1)		55	0	s.13(1), s.17(1)		66%	s.13(1), s.17(1)	s.13(1), s.17(1)
43			110	0			59%		
44			154	4 units			55%		
45			47	0			49%		
46			18	0			33%		
47			400	128 units			32%		
48			30	11 SRA units			32%		
49			860	140 units			31%		
50			42	111			31%		
		TOTAL	**1,716**						
		GRAND TOTAL	***6,463***						

Address	Colour Rating	Zoning	Zoning Score	Total Score (Weighted)	Score Rank	Order	Decision	Notes	ES/WS
s.13(1), s.17(1)	Go	s.13(1), s.17(1)	1	72%	1	1	Yes	s.13(1), s.17(1)	
	Go		2	72%	1	2	Yes		
	Go		3	71%	3	3	Yes		
	Go		4	71%	3	4	Yes		
	Maybe			69%	5		Yes, but		
	Stop			69%	5		???		
	Maybe			67%	7		???		
	Go		5	66%	8	5	Yes		
	Maybe		6	66%	8	6	Yes		
	Go		1	66%	10	7	Yes		
	Stop			66%	10		Kill		
	Go		7	64%	12	8	Yes		
	Go		8	64%	13	9	Yes		
	Go		2	62%	14	10	Yes		
	Stop			62%	15		Door		
	Go		9	61%	16	11	Yes		
	Maybe			61%	16		Door		
	Go		1	60%	18	12	Yes		
	Go		10	60%	19	13	Yes		
	Go		3	60%	19	14	Yes		
	Maybe		11	60%	19	15	Yes		
	Stop			59%	22		Door		
	Go		4	59%	23	16	Yes		
	Maybe		5	59%	23		Yes, but		
	Stop			59%	23		Kill		
	Maybe		6	58%	26	17	Yes		
	Maybe		2	56%	27		Yes, but		
	Maybe		12	56%	30	18	Yes		
	Maybe		7	55%	31		Yes, but		
	Stop			55%	32		Kill		
	Stop			55%	33		Door		
	Stop			53%	34		Door		
	Stop			51%	35		Door		
	Maybe		1	49%	36	19	Yes		
	Stop			49%	37		Kill		
	Go		13	46%	38	21	Wait		
	Maybe		8	46%	39	22	Wait		
	Maybe			45%	40		Kill		
	Go		1	44%	41	20	Yes		
	Stop			42%	42		Kill		
	Stop			41%	43		Door		
	Maybe		9	37%	44	23	Wait		
	Maybe		10	36%	45	24	Wait		
	Maybe		11	34%	46	25	Wait		
	Stop			33%	47		Kill		
	Stop			32%	48		Kill		
	Maybe		12	32%	49	26	Wait		
	Stop			32%	49		Kill		
	Stop		2	31%	51	27	Wait		
	Stop			31%	53		Kill		
	Maybe			28%	53		Door		

17 Greens total
Top 22 projects store 60% or higher
12 greens
7 yellows
3 red s.13(1), s.17(1)

#	Address	Colour Rating	Zoning	Zoning Score	Total Score (Weighted)	Score Rank	Order	Decision	Notes	ES/WS
1	s.13(1), s.17(1)	Go	s.13(1), s.17(1)	1	72%	1	1	Yes	s.13(1), s.17(1)	
2		Go		2	72%	1	2	Yes		
3		Go		3	71%	3	3	Yes		
4		Go		4	71%	3	4	Yes		
5		Maybe		5	69%	5	5	Yes		
6		Go		6	66%	8	6	Yes		
7		Maybe		7	66%	8	7	Yes		
8		Go		1	66%	10	8	Yes		
9		Go		8	64%	12	9	Yes		
10		Go		9	64%	13	10	Yes		
11		Go		2	62%	14	11	Yes		
12		Go		10	61%	16	12	Yes		
13		Go		1	60%	18	13	Yes		
14		Go		11	60%	19	14	Yes		
15		Go		3	60%	19	15	Yes		
16		Maybe		12	60%	19	16	Yes		
17		Go		4	59%	23	17	Yes		
18		Maybe		6	58%	25	18	Yes		
19		Maybe		1	49%	35	19	Yes		
20		Go		1	44%	40	20	Yes		

WAITLIST

21	s.13(1), s.17(1)	Maybe	s.13(1), s.17(1)	13	56%	29	21	Wait	s.13(1), s.17(1)	
22		Go		14	46%	37	22	Wait		
23		Maybe		8	46%	38	23	Wait		
24		Maybe		9	37%	43	24	Wait		
25		Maybe		10	36%	44	25	Wait		
26		Maybe		11	34%	45	26	Wait		
27		Maybe		12	32%	48	27	Wait		

DIFFERENT DOOR

28	s.13(1), s.17(1)	Maybe	s.13(1), s.17(1)		61%	16		Door	s.13(1), s.17(1)	
29		Stop			59%	22		Door		
30		Stop			55%	32		Door		
31		Stop			53%	33		Door		
32		Stop			51%	34		Door		
33		Maybe			45%	39		Door		
34		Stop			41%	42		Door		
35		Maybe			28%	52		Door		

GOOD IDEA, NEED POLICY

36	s.13(1), s.17(1)	Maybe	s.13(1), s.17(1)	2	56%	26		Yes, but	s.13(1), s.17(1)
37		Maybe		7	55%	30		Yes, but	

DECLINE

38	s.13(1), s.17(1)	Stop	s.13(1), s.17(1)		66%	10		Decline	s.13(1), s.17(1)
39		Stop			59%	23		Decline	
40		Stop			55%	31		Decline	
41		Stop			49%	36		Decline	
42		Stop			42%	41		Decline	
43		Stop			33%	46		Decline	
44		Stop			32%	47		Decline	
45		Stop			32%	48		Decline	
46		Stop			31%	50		Decline	
47		Stop			31%	52		Decline	

C-3A SITES

48	s.13(1), s.17(1)	Stop	s.13(1), s.17(1)		69%	5		???	s.13(1), s.17(1)
49		Maybe			67%	7		???	
50		Stop			62%	15		???	

#	Address	Developer/Architect	Net New Rental Units	Existing Tenants	Current Zoning	Zoning Score Rank	Total Score (Weighted)	
20	s.13(1), s.17(1)		18	6 units	s.13(1), s.17(1)	1	44%	s.13(1), s.17(1)
13			49	0		1	60%	
1			68	0		1	72%	
11			72	0		2	62%	
15			78	0		3	60%	
18			84	0		6	58%	
12			91	0		10	61%	
8			93	0		1	66%	
4			106	0		4	71%	
9			110	0		8	64%	
6			130	0		6	66%	
3			133	0		3	71%	
7			150	0		7	66%	
17			156	0		4	59%	
2			158	0		2	72%	
5			240	0		5	69%	
16			251	0		12	60%	
10			285	0		9	64%	
19			347	45		1	49%	
14			375	0		11	60%	
		TOTAL	**2,994**					

MIRHPP Project Tracker

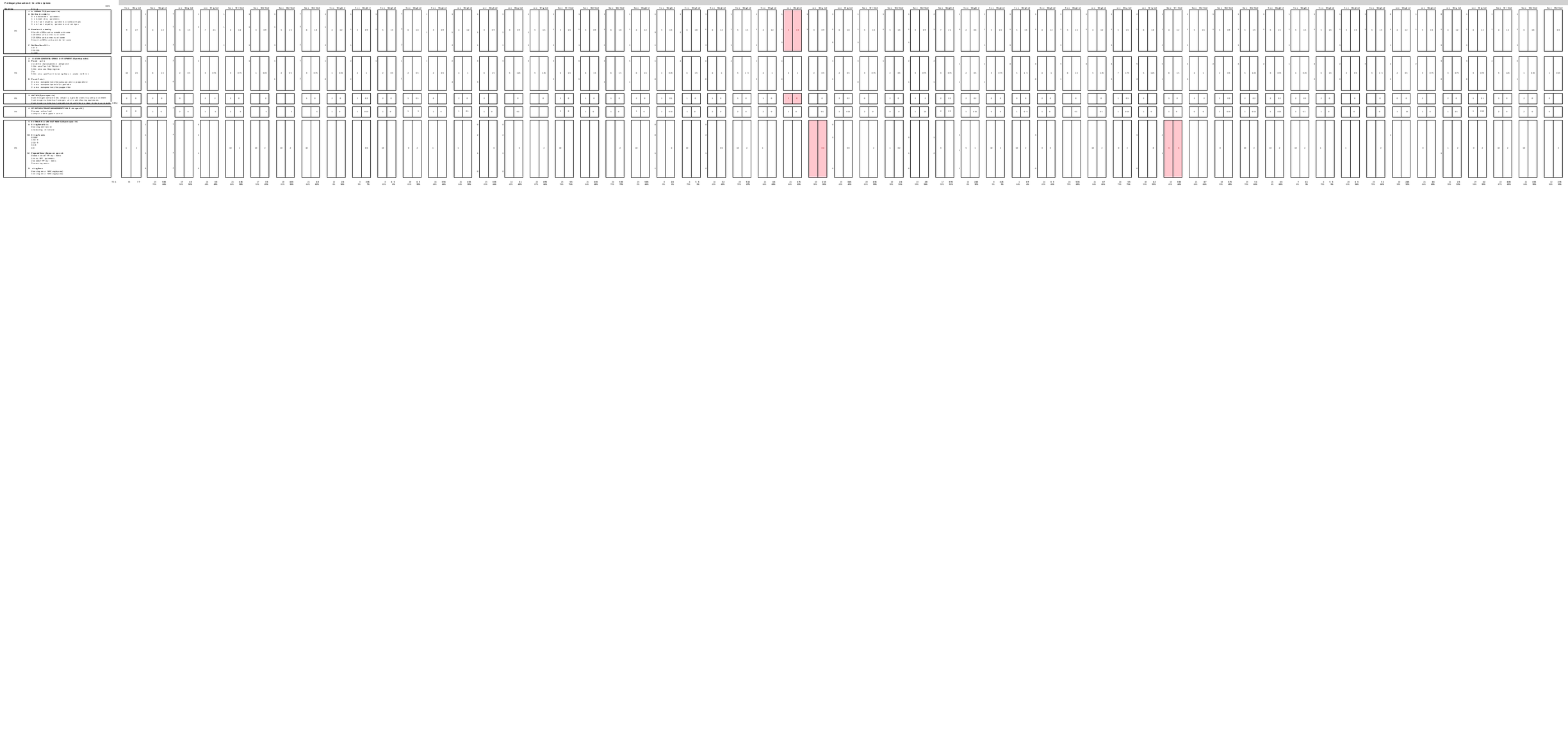
Updated: Mar 1, 2018

WS 24 ES 31

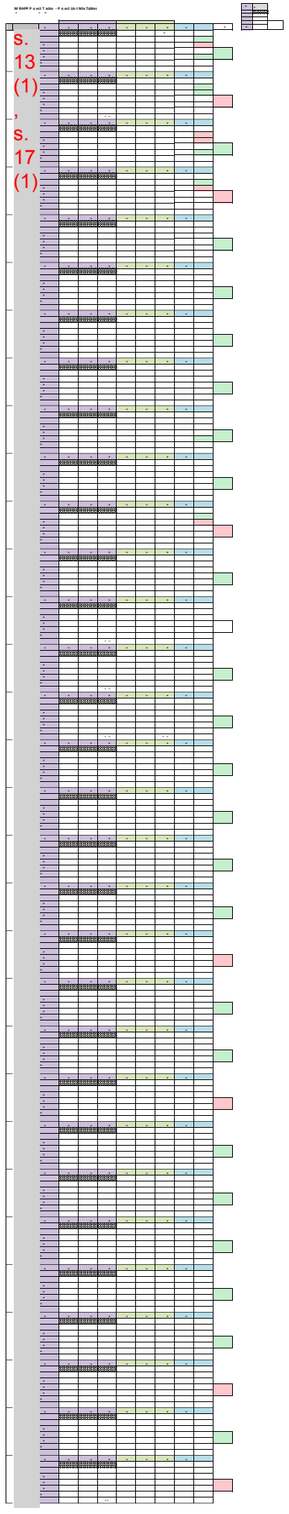
#	Address	Category	STATUS	EXISTING SITE DESCRIPTION								EXISTING RENTAL UNITS & TENANTS				PROPOSED PROJECT INFO						REQUESTED INCENTIVES							EVALUATION CRITERIA						PROPONENT CONTACT					
			Pre-Enq Submission Received	Existing Zoning	Site Size	Existing FSR	Geo Division	Local Area	ES/WS	On Arterial?	On FTN?	At Arterial Intersection?	Existing Rental Units?	Total Existing Units	Total Occupied Units	Total # Existing Tenants	Target Height (Storeys)	Target FSR	Target Units (Gross)	Target Units (Net)	Target Moderate Income Units	Non-Res Use Proposed?	Additional Density	DCL Waiver	COV Capital Grants	Parking Reduction	Unit Size / Config Relaxation	Micro Dwellings / Inboard 3 BRs	Other Gov Funding	(9) - 30% Affordability	(10) - 25% Location, Context & form of Development	(2) - 10% Unit Mix	(2) - 15% Ops & Tenanting Plan	(10) - 20% Existing Rental & Tenants	Totals Total	Total Score (Weighted)	Score Rank	Notes	Name	Organization	Email	Phone	Other Proponent (architect or developer)	Other Proponent (architect or developer)
30	s.13(1), s.17(1)	Waitlist	s.13(1), s.17(1)			0.86		s.13(1), s.17(1)		Y	Y	N	Y	1	1	1	5	2.7	36	35	7	19.4%	Y	Y	Y	N	Y	N	N	N	2	2	2	1	5	12	32%	51	s.13(1), s.17(1)					
39		Waitlist				2.5				Y	Y	Y	Y	16			14	6.15	115	99	23	30.0%	Y	Y	Y	N	N	Y	180	N	4	6	1	1	3	15	46%	39						
11		Waitlist				0.6				Y	Y	N	N	0	0	0	6	2.5	49	49	10	20.4%	N	Y	Y	N	Y	Y	N	N	3	2	0	1	10	16	46%	40						
2		Waitlist				0.5				Y	Y	N	N	0	0	0	12	5.23	125	125	27	21.6%	Y	Y	N	N	N	N	N	Y	5	2	0	2	10	19	56%	31						
7		Waitlist				0.18				Y	Y	N	Y	2	2	4	6	3.0	84	82	18	21.4%	N	Y	Y	N	N	N	N	Y	4	1	2	1	4	12	34%	48						
28		Waitlist								Y	Y	N	Y	2	2	2	6	2.5	29	27	6	20.7%	N	Y	Y	N	Y	Y	N	N	3	3	2	1	4	13	36%	47						
10		Waitlist				0.47				Y	Y	Y	Y	13	13	N/A	6	3.1	40	27	8	20.0%	Y	Y	Y	N	Y	N	N	Y	3	4	2	1	3	13	37%	46						
4		Top 20				0.6				Y	Y	N	N	0	0	0	6	3.62	93	93	19	20.4%	N	Y	Y	N	N	N	N	N	4	6	2	1	10	23	66%	10						
6		Top 20				0.25				Y	Y	N	N	0	0	0	6	3.0	72	72	22	30.6%	N	Y	Y	N	N	N	N	Y	6	3	1	1	10	21	62%	15						
45		Top 20				1.2				Y	N	N	N	0	0	0	6	3.6	49	49	10	20.4%	Y	Y	Y	N	N	N	N	N	3	6	1	1	10	21	60%	19						
13		Top 20				0.91				Y	N	N	Y	6	6	12	4.5	2.37	24	18	5	20.8%	N	Y	Y	N	Y	N	N	Y	3	6	2	1	3	15	44%	42						
16		Top 20				1.5				Y	Y	N	N	0	0	0	10	6.47	68	68	27	39.7%	Y	Y	Y	N	Y	M	N	N	6	6	1	1	10	24	72%	1						
33		Top 20				N/A				Y	Y	N	N	0	0	0	14 12 6	5.1	285	285	56	19.6%	Y	Y	Y	N	Y	N	N	N	5	5	0	1	10	21	64%	13						
36		Top 20				0.66				Y	Y	N	N	0	0	0	12	7.62	91	91	19	20.9%	Y	Y	Y	N	Y	Y	180	N	4	5	1	1	10	21	61%	17						
52		Top 20				0.6				Y	Y	N	N	0	0	0	6	2.5	156	156	39	25.0%	N	Y	Y	N	Y	N	N	Y	6	1	2	2	10	21	59%	24						
15		Top 20				2.5				Y	Y	Y	N	0	0	0	14	7.8	110	110	22	20.0%	Y	Y	Y	N	Y	N	N	N	5	5	2	0	10	22	64%	12						
37		Top 20				2.41				Y	Y	Y	N	0	0	0	14	7.65	133	133	28	21.1%	Y	Y	Y	N	Y	Y	180	N	5	7	1	1	10	24	71%	3						
44		Top 20				0.41				Y	Y	Y	N	0	0	0	14	7.2	106	106	23	21.7%	Y	Y	Y	N	Y	Y	Y	Y	5	6	2	2	10	25	71%	3						
49		Top 20				0.6				Y	Y	Y	N	0	0	0	14	8	130	130	27	20.8%	Y	Y	Y	N	Y	N	N	N	5	5	2	1	10	23	66%	8						
51		Top 20				2.5				Y	Y	Y	N	0	0	0	14	6	375	375	75	20.0%	Y	Y	Y	N	Y	Y	180	N	5	3	2	1	10	21	60%	20						
42		Top 20				3.0				Y	Y	N	N	0	0	0	10	4.7	150	150	30	20.0%	Y	Y	Y	N	N	Y	M	N	5	5	2	1	10	23	66%	8						
1		Top 20				1.0				Y	Y	N	Y	80	40	45	4 to 10	2.7	427	347	155	36.3%	Y	Y	Y	N	Y	N	N	Y	7	3	2	1	3	16	49%	37						
3		Top 20				0.7				Y	Y	N	N	0	0	0	6	2.88	84	84	17	20.2%	N	Y	Y	N	Y	M	N	N	4	3	2	2	10	21	58%	27						
22		Top 20				3.0				N	N	N	N	0	0	0	6	3	78	78	17	21.8%	N	Y	M	N	Y	N	N	N	4	4	1	2	10	21	60%	20						
43		Top 20				2.5				Y	Y	N	N	0	0	0	10	5.6	251	251	51	20.3%	Y	Y	Y	N	Y	N	N	N	5	3	2	1	10	21	60%	20						
19		Top 20				2.5 (C-2) 0.6 (RS-1)				Y	Y	Y	N	0	0	0	14	5.33	158	158	47	29.7%	Y	Y	N	N	Y	Y	Y	Y	6	6	1	1	10	24	72%	1						
47		Top 20				2.5				Y	Y	Y	N	0	0	0	14	7	240	240	48	20.0%	Y	Y	Y	N	Y	N	N	N	5	6	2	1	10	24	69%	5						
31		Ghost Idea, Needs Policy				0.6-0.75				Y	Y	N	N	0	0	0	6	2.41	102	102	20	19.6%	N	Y	Y	N	Y	Y	Y	Y	5	3	0	0	10	18	55%	32						
48		Ghost Idea, Needs Policy				1.2				Y	Y	Y	N	0	0	0	14	7	250	250	50	20.0%	Y	Y	Y	N	Y	N	N	N	5	2	2	1	10	20	56%	28						
29		Different Door				0.75				Y	Y	N	Y	64	64	64	12	2.65	140	76	66	47.1%	N	Y	Y	Y	Y	N	N	Y	7	3	2	2	3	17	51%	36						
34		Different Door								Y	Y	N	Y	8	8	9	12	7.0	65	57	13	20.0%	Y	Y	Y	Y	Y	Y	N	Y	4	4	2	1	3	14	41%	44						
46		Different Door				5				Y	Y	N	N	0	0	0	14	7.1	101	101	21	20.8%	Y	Y	Y	N	Y	N	N	N	5	1	2	1	10	19	53%	35						
54		Different Door								N	N	N	Y	96	96	N/A	14	1.76	87	87		20.0%	N	Y	Y	N	Y	N	N	N	4	3	1	1	10	19	55%	34						
25		Different Door				0.99				Y	Y	M	Y	6	6	8	14	8	120	114	36	30.0%	Y	Y	Y	N	Y	N	N	Y	6	2	2	1	4	15	45%	41						
24		Different Door				0.8				N	N	N	Y	8	8	12	8	3.6	43	35	10	23.3%	N	Y	Y	N	N	N	N	Y	3	2	2	1	2	10	28%	55						
12		Different Door								Y	Y	Y	N	0	0	0	6	2.5	60	60	12	20.0%	N	Y	Y	N	Y	N	N	N	4	4	2	1	10	21	59%	23						
40		Different Door				2.2				Y	Y	Y	Y	0	0	0	30	9.2	299	299	60	20.1%	Y	Y	Y	N	Y	Y	N	N	5	4	2	0	10	21	61%	17						
26		Decline				1.45				Y	Y	N	N	0	0	0	12	6.99	110	110	23	20.9%	Y	Y	N	N	N	N	N	Y	5	3	0	2	10	20	59%	24						
27		Decline				0.77				N	N	N	Y	140	140	140	6-16	2.6	1000	860	200	20.0%	N	Y	Y	N	N	N	N	Y	5	2	2	0	1	10	31%	53						
41		Decline				3.0				Y	Y	N	N	0	0	0	6	3.75	47	47	10	21.3%	Y	Y	Y	N	N	N	N	N	3	2	2	1	10	18	49%	38						
55		Decline				0.7				N	N	N	N	0	0	0	4 6	2.75-4.2	18-28	18-28	?	?	N	Y	N	N	N	N	N	N	1	1	0	0	10	12	33%	49						
17		Decline				3.0				Y	N	N	N	0	0	0	12	6.05	55	55	11	20.0%	Y	Y	Y	N	Y	M	M	N	4	6	2	1	10	23	66%	10						
20		Decline				3.0				Y	Y	N	Y	8	8		10	5.41	100	92	20	20.0%	Y	Y	Y	N	Y	N	N	N	4	4	1	2	3	14	42%	43						
38		Decline				1				Y	Y	N	Y	4	4	4	14	5.76	158	154	32	20.5%	Y	Y	Y	N	Y	N	180	Y	6	5	2	1	4	18	55%	33						

| | | |

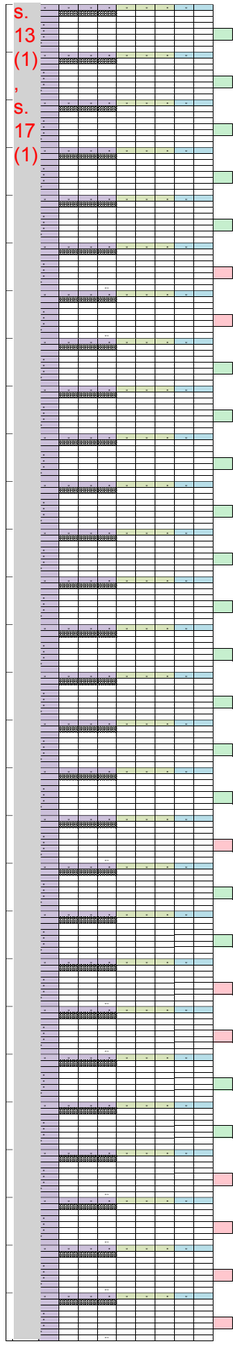
s.13(1), s.17(1)



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



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



MIRHPP Project Tracker - Existing Tenant Information 4/10/2019

#	Address	EXISTING TENANTS							EXISTING UNITS				CMHC AVG 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	$1,690	N/A	Studio	0	0	0	$1,065
		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					
#		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)
	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	
									1 BR	0	0	0	
									2 BR	2	2	$2,100	$1,348
									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				
									Studio				$1,161
									1 BR				$1,073
									2 BR				$1,301
									3 BR				N/A
									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				
									Studio				$928
									1 BR				$1,135
									2 BR				$1,348
									3 BR				N/A
									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				
									Studio				$995
									1 BR				$1,303
									2 BR				$1,935
									3 BR				$2,687
									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				
									Studio				$1,241
									1 BR				$1,391
									2 BR				$2,147
									3 BR				N/A
									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				$898
						2 BR	$880		2 BR			$1,215	$1,324
									3 BR				N/A
									Other				
									Total				$1,000

	STATUS	SITE DESCRIPTION							UNITS				UNIT BREAKDOWN					EVALUATION CRITERIA				PROPONENT CONTACT			
Address	Pre-Dvg Submission Received	Zoning	Site Size	Geographic Division	Local Area	Plan/Policy Area	On Arterial?	At Arterial Intersection?	Existing Rental Units	Proposed Units (Gross)	Proposed Units (Net)	Proposed Moderate Income	Micro	Studio	1 BR	2 BR	3 BR				Notes	Name	Organization	Email	Phone
s.13(1), s.17(1)		s.13(1), s.17(1)							23												s.13(1), s.17(1)				
									140																
							Y																		
							Y																		
							Y	Y																	
							Y																		
							Y		6																
							s.13(1), s.17(1)		N	N	N	N	0	0	0	4	3	24	24	5	21%	N		Y	Y	N	Y	N	N	Y									s.13(1), s.17(1)
									N	N	N	N				6	3	140	140		0%	N		Y	Y	N	Y		N	Y								

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



MIRHPP Project Tracker

Updated: Mar 1, 2018

WS 7 ES 13

				STATUS	EXISTING SITE DESCRIPTION									EXISTING RENTAL UNITS & TENANTS				PROPOSED PROJECT INFO						REQUESTED INCENTIVES							EVALUATION CRITERIA					Totals			PROPONENT CONTACT					
#	Address	Colour Rating	Category	Pre-Dev Submission Received	Existing Zoning	Site Size	Existing FSR	Geo Division	Local Area	ES/WS	On Arterial?	On FTN?	At Arterial Intersection?	Existing Rental Units?	Total Existing Units	Total Occupied Units	Total # Existing Tenants	Target Height (Storeys)	Target FSR	Target Units (Gross)	Target Units (Net)	Target Moderate Income Units		Non-Res Use Proposed?	Additional Density	DCL Waiver	COV Capital Grants	Parking Reduction	Unit Size / Config Relaxation	Micro Dwellings / Relevant 3 BRs	Other Gov Funding	(9) - 30% Affordability	(10) - 25% Location, Context & Form of Development	(2) - 10% Unit Mix	(2) - 15% Ops & Tenanting Plan	(10) - 20% Existing Rental & Tenants	Total	Total Score (Weighted)	Score Rank	Notes	Name	Organization	Email	Phone	Other Proponent (architect or developer)	Other Proponent (architect or developer)
45	s.13(1), s.17(1)	Green	Top 20	s.13(1), s.17(1)			1.2		s.13(1), s.17(1)		Y	N	N	N	0	0	0	6	3.6	49	49	10	20.4%	Y	Y	Y	N	N	N	N	3	6	1	1	10	21	60%	13	s.13(1), s.17(1)					
16		Green	Top 20				1.5				Y	Y	N	N	0	0	0	10	6.47	68	68	27	39.7%	Y	Y	Y	N	Y	M	N	N	6	6	1	1	10	24	72%	1						
43		Yellow	Top 20				2.5				Y	Y	N	N	0	0	0	10	3.6	251	251	51	20.3%	Y	Y	Y	N	Y	N	N	N	5	3	2	1	10	21	60%	14						
42		Yellow	Top 20				3.0				Y	Y	N	N	0	0	0	10	4.7	150	150	30	20.0%	Y	Y	Y	N	N	Y	M	N	5	5	2	1	10	23	66%	6						
36		Green	Top 20				0.66				Y	Y	N	N	0	0	0	12	7.62	91	91	19	20.9%	Y	Y	Y	N	Y	Y	ISS	N	4	5	1	1	10	21	61%	12						
33		Green	Top 20				N/A				Y	Y	N	N	0	0	0	14 12 6	5.1	285	285	56	19.6%	Y	Y	Y	N	Y	N	N	N	5	5	0	1	10	21	64%	10						
1		Yellow	Top 20				1.0				Y	Y	N	Y	80	40	45	4 to 10	2.7	427	347	155	36.3%	Y	Y	Y	N	Y	N	N	Y	7	3	2	1	3	16	49%	19						
13		Green	Top 20				0.91				Y	N	N	Y	6	6	12	4.5	2.37	24	18	5	20.8%	N	Y	Y	N	Y	N	N	Y	3	6	2	1	3	15	44%	20						
52		Green	Top 20				0.6				Y	Y	N	N	0	0	0	6	2.5	156	156	39	25.0%	N	Y	Y	N	Y	N	N	Y	6	1	2	2	10	21	59%	17						
4		Green	Top 20				0.6				Y	Y	N	N	0	0	0	6	3.62	93	93	19	20.4%	N	Y	Y	N	N	N	N	N	4	6	2	1	10	23	66%	8						
3		Yellow	Top 20				0.7				Y	Y	N	N	0	0	0	6	2.88	84	84	17	20.2%	N	Y	Y	N	Y	M	N	N	4	3	2	2	10	21	58%	18						
6		Green	Top 20				0.25				Y	Y	N	N	0	0	0	6	3.0	72	72	22	30.6%	N	Y	Y	N	N	N	N	Y	6	3	1	1	10	21	62%	11						
22		Yellow	Top 20				3.0				N	N	N	N	0	0	0	6	3	78	78	17	21.8%	N	Y	M	N	Y	N	N	N	4	4	1	2	10	21	60%	14						
15		Green	Top 20				2.5				Y	Y	Y	N	0	0	0	14	7.8	110	110	22	20.0%	Y	Y	Y	N	Y	N	N	N	5	5	2	0	10	22	64%	9						
44		Green	Top 20				0.41				Y	Y	Y	N	0	0	0	14	7.3	106	106	23	21.7%	Y	Y	Y	N	Y	Y	Y	Y	5	6	2	2	10	25	71%	3						
51		Green	Top 20				2.5				Y	Y	Y	N	0	0	0	14	6	375	375	75	20.0%	Y	Y	Y	N	Y	Y	ISS	N	5	3	2	1	10	21	60%	14						
49		Green	Top 20				0.6				Y	Y	Y	N	0	0	0	14	8	130	130	27	20.8%	Y	Y	Y	N	Y	N	N	N	5	5	2	1	10	23	66%	6						
47		Yellow	Top 20				2.5				Y	Y	Y	N	0	0	0	14	7	240	240	48	20.0%	Y	Y	Y	N	Y	N	N	N	5	6	2	1	10	24	69%	5						
19		Yellow	Top 20				2.5 (C-2) 0.6 (RS-1)				Y	Y	Y	N	0	0	0	14	5.33	158	158	47	29.7%	Y	Y	N	N	Y	Y	Y	Y	6	6	1	1	10	24	72%	1						
37		Green	Top 20				3.41				Y	Y	Y	N	0	0	0	14	7.65	135	133	28	21.1%	Y	Y	Y	N	Y	Y	ISS	N	5	7	1	1	10	24	71%	3						
																				3080	2994	737																						
																					2257																						