

File No.: 04-1000-20-2020-037

February 25, 2020

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 January 14, 2020 for:

Copies of correspondence between the public and Mayor and Council regarding amendment "L" which requests staff prepare a report to amend the Rental Housing Stock Official Development Plan.

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

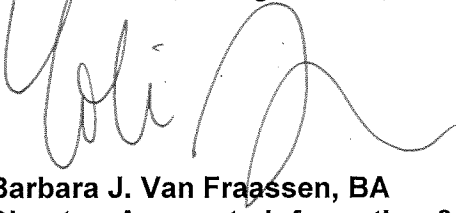
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, 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 (#04-1000-20-2020-037; 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,

Cobi Falconer, Acting Director, ATIP,

A handwritten signature in dark ink, appearing to read 'Cobi', followed by a large, stylized flourish.

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

From: "Council Correspondence"
To: s.22(1)
Date: 11/25/2019 12:51:39 PM
Subject: Rental Incentives and Empty Homes Tax

Reference Number: 101013536219

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the Rental Incentives Program and Empty Homes Tax in Vancouver.

Council will receive presentations on the [Rental Incentives Review Phase II Report Back](#) and [Report Back on Review of Fairness and Effectiveness of the Empty Homes Tax](#) at the [Council meeting](#) on November 26, 2019.

You may attend the meeting in person at City Hall (453 W 12th Ave) or watch live [online](#). If you are interested in speaking on these items, you may sign up to speak [online](#) as well. Twitter updates are also available and the City Clerk's Twitter account is: [VanCityClerk](#).

For more information about Council meetings and to sign up for agenda updates, you may visit the website [here](#).

Thank you again for your feedback; your comments have been received by the Mayor and Councillors.

Sincerely,

Office of Vancouver City Council
City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Note: Please do not respond to this email. If you would like to follow-up or have additional questions or comments, please use the [Contact Council](#) web form or call 3-1-1 and provide your **Reference Number** listed above.

From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/16/2019 2:40:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013584348

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

At the Council meeting on November 26, 2019, Vancouver City Council approved a series of recommendations that will enable rental apartments to be developed faster, and in more areas of the city.

Approved measures include rental-only zoning, allowing up to six storeys in commercial zones, a new family-friendly housing pilot program for four to six storey buildings close to schools, parks and shops, as well as policies for increased affordability and a partnership with CleanBC that will enable reinvestment in existing buildings while keeping tenants in place.

The City will implement rental only zoning for the first time, allowing six-storey rental buildings in commercial districts not already covered by community plans. Additionally, rental development in these areas will no longer be required to go through a rezoning process, so it will create a more streamlined and predictable process for developers and communities.

Council also approved measures to further enhance renter protections by adding these commercial zoning districts to the Rental Housing Stock Official Development Plan, the City's primary tool to protect existing rental housing units.

Rental-only zoning will also be used as part of a pilot in areas off of main arterial roads that are close to schools, shops and parks. While these projects will still need to go through a rezoning process, they will use a standardized template for buildings, which will shave six months off of the rezoning time.

Council also approved an Energy Retrofit Reinvestment pilot program, which is a three million dollar partnership with the Province's CleanBC program, Landlord BC and our partners in Sustainability. This pilot is designed to support landlords in existing rental housing with major high-cost structural and green building upgrades while keeping tenants in place. The pilot will document best practices for proactive reinvestment without tenant displacement.

Other approved measures include incentivizing more rental housing for households that earn less than \$80,000 per year, by continuing to process and evaluate applications under the Moderate Income Rental Housing Pilot Program.

A new Below-Market Rental Housing Policy for rezonings will also consider modest increases in height and density to deliver lower unit rental prices, focusing on areas already identified for growth in previous planning processes.

All of these new rental housing policies support the climate emergency response by promoting wood-

frame construction, lower embodied emissions, and meeting green buildings standards to reduce energy needs for the building through its lifetime.

City staff will now develop further strategies to support the delivery of affordable rental housing in the public and non-profit sectors, including seeking new partnerships and funding opportunities, and to work with Council Advisory Committees, including the Seniors Advisory Committee and People with Disabilities Advisory Committee, to address specific housing needs.

The following are estimated targets for the next phase of work:

Q1 2020:

- Public consultation on amendments to the Zoning and Development Bylaw

Q2 2020:

- Report back to Council with amendments to the Rental Housing Stock Official Development Plan for consideration and subsequent referral to Public Hearing
- Report back to Council with detailed amendments to the Zoning and Development Bylaw for consideration and subsequent referral to Public Hearing
- Report back to Council on Phase I of the Vancouver Plan process, including recommendations for Action While Planning initiatives to advance Housing Vancouver implementation and the response to the Climate Emergency

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/16/2019 1:39:26 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013580595

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/12/2019 2:24:33 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013569301

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/12/2019 2:23:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013568116

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/12/2019 12:44:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013560271

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/11/2019 12:16:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013547815

Hello s.22(1)

Thank you for taking the time to share your concerns with Council regarding affordable rental housing in Vancouver.

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:42:31 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013568001

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:42:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013566676

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 1:41:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013563375

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:39:33 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013562402

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:38:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013562272

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:37:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013558396

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:36:31 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013557249

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:36:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013556128

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:35:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013553726

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 1:34:36 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013552171

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

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Council also approved measures to further enhance renter protections by adding these commercial zoning districts to the Rental Housing Stock Official Development Plan, the City's primary tool to protect existing rental housing units.

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Other approved measures include incentivizing more rental housing for households that earn less than \$80,000 per year, by continuing to process and evaluate applications under the Moderate Income Rental Housing Pilot Program.

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All of these new rental housing policies support the climate emergency response by promoting wood-

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The following are estimated targets for the next phase of work:

Q1 2020:

- Public consultation on amendments to the Zoning and Development Bylaw

Q2 2020:

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Sincerely,

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453 West 12th Ave
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V5Y 1V4

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:34:35 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013547353

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 1:31:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013546854

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:31:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013546104

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:30:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013544823

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:29:31 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013544584

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:29:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013544477

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To: s.22(1)
Date: 12/6/2019 1:29:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013544060

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V5Y 1V4

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:28:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543899

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

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Other approved measures include incentivizing more rental housing for households that earn less than \$80,000 per year, by continuing to process and evaluate applications under the Moderate Income Rental Housing Pilot Program.

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All of these new rental housing policies support the climate emergency response by promoting wood-

frame construction, lower embodied emissions, and meeting green buildings standards to reduce energy needs for the building through its lifetime.

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The following are estimated targets for the next phase of work:

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:27:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543897

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:27:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543876

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 1:26:33 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543411

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 1:26:32 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543369

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 12:59:35 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543364

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 12:59:34 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543355

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 12:58:31 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543352

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The following are estimated targets for the next phase of work:

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Vancouver, BC
V5Y 1V4

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:58:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543349

Hello s.22(1)

Thank you for taking the time to share your feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:57:31 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543340

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 12:56:31 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013543173

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:55:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013542146

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:55:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541983

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:09:37 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541807

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:09:34 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541781

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/6/2019 12:08:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541699

Hello s.22(1)

Thank you for taking the time to share the Downtown Vancouver BIA's feedback with Council regarding the review of the existing City policies aimed at delivering new purpose-built rental housing in Vancouver.

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:07:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541533

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/6/2019 12:06:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541525

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/5/2019 10:26:36 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541519

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>

To: s.22(1)

Date: 12/5/2019 10:25:28 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541386

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/5/2019 10:25:27 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013541365

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