

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

**To:** s.22(1)

**Date:** 12/5/2019 10:24:32 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541363

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.

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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.

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.

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Q1 2020:

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Q2 2020:

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453 West 12th Ave  
Vancouver, BC  
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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>

**To:** s.22(1)

**Date:** 12/5/2019 10:24:31 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541354

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/5/2019 10:23:27 AM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541351

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**To:** s.22(1)

**Date:** 12/5/2019 10:22:29 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541345

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**To:** s.22(1)  
**Date:** 12/5/2019 10:22:28 AM  
**Subject:** Rental Incentives Review Phase II Report Back

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Reference Number: 101013541342

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

**To:** s.22(1)

**Date:** 12/5/2019 10:15:27 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541332

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**To:** s.22(1)

**Date:** 12/5/2019 10:11:28 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541325

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**To:** s.22(1)  
**Date:** 12/5/2019 10:11:27 AM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541318

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

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

**To:** s.22(1)

**Date:** 12/5/2019 10:08:30 AM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541315

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.

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.

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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.

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.

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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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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:58:34 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541308

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

**To:** s.22(1)

**Date:** 12/4/2019 4:58:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541301

Hello s.22(1)

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

**To:** s.22(1)

**Date:** 12/4/2019 4:57:25 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541296

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**From:** "Council Correspondence"  
**To:** s.22(1)  
**Date:** 12/4/2019 4:44:15 PM  
**Subject:** Rental Incentives Review PHase II Report Back

Reference Number: 101013541256

Hello s.22(1)

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:37:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541293

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

**To:** s.22(1)

**Date:** 12/4/2019 4:36:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541277

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:35:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541275

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:35:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541273

Hello s.22(1)

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:34:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541263

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

**To:** s.22(1)

**Date:** 12/4/2019 4:32:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541253

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:31:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541250

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

**To:** s.22(1)

**Date:** 12/4/2019 4:30:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541241

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

**To:** s.22(1)

**Date:** 12/4/2019 4:28:27 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541236

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:27:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541231

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:26:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013543331

Hello s.22(1)

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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.

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.

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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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Q1 2020:

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453 West 12th Ave  
Vancouver, BC  
V5Y 1V4

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:24:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541228

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:** 12/4/2019 4:22:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541218

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:21:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541200

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

**To:** s.22(1)

**Date:** 12/4/2019 4:20:27 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541199

Hello s.22(1)

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:20:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541193

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:19:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

---

Reference Number: 101013541151

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:16:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541144

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:15:28 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541120

Hello s.22(1)

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

**To:** s.22(1)

**Date:** 12/4/2019 4:14:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541111

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:13:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541107

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:12:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541102

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:11:27 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541099

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**To:** s.22(1)  
**Date:** 12/4/2019 4:11:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541070

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

**To:** s.22(1)

**Date:** 12/4/2019 4:10:27 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013541016

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 4:09:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013540997

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

**To:** s.22(1)

**Date:** 12/4/2019 4:08:26 PM

**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013540990

Hello s.22(1)

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 3:58:27 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013540979

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**From:** "Council Correspondence" <councilcorrespondence@vancouver.ca>  
**To:** s.22(1)  
**Date:** 12/4/2019 3:57:25 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013540971

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**To:** s.22(1)  
**Date:** 12/4/2019 3:56:26 PM  
**Subject:** Rental Incentives Review Phase II Report Back

Reference Number: 101013540963

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