

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

To: s.22(1)

Date: 12/4/2019 3:55:25 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540948

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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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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V5Y 1V4

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/4/2019 3:54:33 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540860

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To: s.22(1)
Date: 12/4/2019 3:53:25 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540715

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/4/2019 3:49:25 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540501

Hello s.22(1)

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To: s.22(1)
Date: 12/4/2019 3:48:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540312

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

To: s.22(1)

Date: 12/3/2019 4:59:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540297

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To: s.22(1)
Date: 12/3/2019 4:58:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540280

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To: s.22(1)
Date: 12/3/2019 4:58:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540252

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Reference Number: 101013540227

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 4:56:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540192

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To: s.22(1)

Date: 12/3/2019 4:56:28 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540184

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:45:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540181

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

To: s.22(1)

Date: 12/3/2019 12:44:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540180

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

To: s.22(1)

Date: 12/3/2019 12:43:28 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540174

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:42:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540171

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To: s.22(1)
Date: 12/3/2019 12:42:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540169

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

To: s.22(1)

Date: 12/3/2019 12:41:27 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540167

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- 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: 12/3/2019 12:40:27 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540164

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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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
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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:39:41 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540145

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:35:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540137

Hello s.22(1)

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

To: s.22(1)

Date: 12/3/2019 12:34:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540135

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

To: s.22(1)

Date: 12/3/2019 12:34:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540127

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:25:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540121

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:24:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540119

Hello s.22(1)

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To: s.22(1)
Date: 12/3/2019 12:24:30 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540117

Hello s.22(1)

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

To: s.22(1)

Date: 12/3/2019 12:23:27 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540114

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:20:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540096

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:18:29 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540084

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

To: s.22(1)

Date: 12/3/2019 12:18:28 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540077

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:17:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540015

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 12:12:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539974

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

To: s.22(1)

Date: 12/3/2019 12:05:27 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539966

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

To: s.22(1)

Date: 12/3/2019 12:04:29 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539953

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

To: s.22(1)

Date: 12/3/2019 11:57:27 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539918

Hello s.22(1)

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To: s.22(1)

Date: 12/3/2019 11:56:28 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539776

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

Q1 2020:

- Public consultation on amendments to the Zoning and Development Bylaw

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

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

To: s.22(1)

Date: 12/3/2019 11:50:31 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539766

Hello s.22(1)

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 11:49:32 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013539716

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 11:48:28 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013533498

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 11:47:27 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013542574

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/3/2019 11:46:29 AM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013542726

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

To: s.22(1)

Date: 12/3/2019 11:46:28 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013542812

Hello s.22(1)

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

To: s.22(1)

Date: 12/3/2019 10:30:28 AM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013528887

Hello s.22(1)

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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: <http://vancouver.ca/your-government/contact-council.aspx> or call 3-1-1 and provide your Reference Number listed above.

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

To: s.22(1)

Date: 12/2/2019 4:46:27 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540148

Hello s.22(1)

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V5Y 1V4

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/2/2019 4:45:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540150

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: 12/2/2019 4:44:28 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540153

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: 12/2/2019 4:34:30 PM

Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540154

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To: s.22(1)
Date: 12/2/2019 4:34:28 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540155

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/2/2019 4:33:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013540162

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/2/2019 4:30:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013546879

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From: "Council Correspondence" <councilcorrespondence@vancouver.ca>
To: s.22(1)
Date: 12/2/2019 4:29:27 PM
Subject: Rental Incentives Review Phase II Report Back

Reference Number: 101013546894

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