

**From:** "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>  
**To:** "Direct to Mayor and Council - DL"  
**Date:** 7/25/2023 9:24:34 AM  
**Subject:** Referral report - missing/middle RS zone

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Good morning Mayor and Council,

The following information is provided in response to questions regarding the above-referenced referral report to be considered at today's meeting.

a. The report says that financial testing demonstrated that secured rental housing is not generally viable (in multiplexes). What FSR/size did the financial testing say would be required in order to make secured rental viable in RS neighbourhoods?

*Answer: We know from the work on the secured rental policy that 2.0 FSR is bare minimum for rental. With higher interest rates likely now need about 2.5 FSR ( 5 storey building).*

b. Could we exclude the square footage of an elevator and additional space for fully accessible washrooms from the total FSR in order to increase overall accessibility of these new homes?

*Answer: We could, however we don't provide elevator exemptions in other TH typologies and so would suggest that we look at this across other similar types of TH buildings vs just with multiplex. Also, exclusions are problematic so might need an alternative approach.*

c. If we lower the density bonus rate for new multiplexes on the west side would we be likely to see more uptake in those areas?

*Answer: We don't know yet whether the proposed density bonus rate will impact west side take-up. A lower rate is likely to make projects more attractive but it might also have the negative impact of increasing land value. We should monitor and adjust as needed.*

Generally, if there are additional questions of this nature, we would recommend against raising them in the public meeting today and deferring to the public hearing.

Best,  
Paul

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