

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 11/14/2023 4:48:51 PM
Subject: Bill 47 - Housing Statutes (Transit-Oriented Areas) Amendment Act

Good afternoon Mayor and Council,

As you know, the Provincial Government tabled the above-referenced bill last week which sets out requirements for building heights and densities in areas proximate to transit infrastructure. The announcement and backgrounder are accessible at <https://news.gov.bc.ca/releases/2023HOUS0063-001748>

As discussed during the public Council meeting today, our team is currently reviewing the draft legislation in detail and we are planning a comprehensive briefing in the near term. In the interim, we are providing the following messages for your consideration in relation to any public comment on the legislation:

Public-facing Key Messages:

- The City looks forward to working with the Province to get more homes built faster in Vancouver.
- The City appreciates the overarching direction of the Province's proposed legislation to streamline and simplify the development approvals process. The City also welcomes the proposed legislation to direct growth where transit infrastructure investments are being made.
- The City needs time to review and respond to details of the proposed legislation, including the implications of the June 2024 timeline for implementation. We eagerly await details of the forthcoming regulations before providing further comment.
- The City will be seeking further clarity as to how this legislation may affect land economics, how this connects to current and future planning efforts, and how the Province will help support the delivery of complete communities to support this growth, including critical infrastructure, amenities, school capacity and childcare.

Additional Staff commentary (internal use)

- Staff support, in general, the establishment of transit-oriented development and directing growth where there is planned or existing transit infrastructure.
 - The extent of TOD Areas in Vancouver is significant.
 - Staff confirmed with the Province that TOD Area bylaws are not zoning bylaws. However, this legislation will have the effect of establishing new minimum heights/density and FSR.
 - Legislation lacks clarity regarding how these new TOD Areas will impact land economics, future planning efforts, and support for critical infrastructure, amenities, school capacity and childcare.
 - Implementation timelines (June 30, 2024) are aggressive and do not align with the timeline for development of a Vancouver Plan OCP.
 - Encourage the Province to develop regulations and interpretation guidelines as soon as possible to provide further clarity.

If you have any other questions at this time, please do not hesitate to connect with me or Doug Smith.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱w̱ú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.