

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-06-25 5:24:00 PM

Subject: Revisions to Council report - Implementation of Transit-Oriented Areas

Attachments: **Memo to Mayor & Council - Council Memo - Recommended Staff Changes to the Implementation of Transit-Oriented Areas (Provincial Legislation Bill 47) – Proposed Inclusionary Social Housing Option Requirements.pdf**  
**PDS - IMPL - RTS 16268 Amended 2024-06-25 - Implementation of Transit-Oriented Areas (Bill 47).DOCX**

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Good afternoon Mayor and Council,

The enclosed memo outlines amendments to Report 1 on the June 26, 2024 Standing Committee agenda – Implementation of Transit-Oriented Areas (Provincial Legislation: Bill 47). In particular, staff have revised to Recommendations B and E as set out in that report.

- The recommended changes adjust the proposed TOA Rezoning Policy requirement for inclusionary social housing proposals to include a minimum of 20% of the net residential floor area as turn-key social housing (instead of 30% as initially recommended) and adjust the proposed amendments to the CAC Policy for Rezoning to no longer specify an exemption for inclusionary social housing proposals under the TOA Rezoning Policy.
- These changes are recommended following further staff evaluation and in consideration of concerns raised by some members of the development community and in the public sphere since the report was released.
- Staff acknowledge that recent Provincial legislation and work on the City's response are complex and happening on short timelines. Staff will continue to monitor and evaluate, and will bring forward adjustments for Council consideration as necessary.
- Should Council choose to support the changes as described in the memo, a member of Council should move the Recommendations in the revised report.

The revised report is also attached for your review. The updated report, as well as the explanatory memo, will be posted on the website shortly. The Planning team will also speak specifically to the revised recommendations in the Council meeting tomorrow.

Please let me or Josh know if you have any questions.

Best,  
Paul

Paul Mochrie (he/him)  
City Manager  
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.