

From: [Mochrie, Paul](#)
To: [Direct to Mayor and Council - DL](#)
Cc: [White, Josh](#); [City Manager's Correspondence Group - DL](#)
Subject: Council Memo - Status of Vancouver Plan Implementation Motions
Date: July 22, 2024 5:34:23 PM
Attachments: [Memo to Mayor & Council - Council Memo - Status of Vancouver Plan Implementation Motions.pdf](#)
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Dear Mayor and Council,

Please find attached a memo from Josh White, GM of PDS, responding to Council's request for an update on motions approved by Council when Vancouver Plan was adopted in July 2022. In summary, all work items are either completed or they are underway.

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^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

July 22, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Doug Smith, Deputy General Manager, Planning, Urban Design, and Sustainability (PDS)
Dan Garrison, Director, Housing Policy, and Regulation
Neil Hrushowy, Director, Community Planning
Chris Robertson, Director, City-wide and Regional Planning
Brad Badelt, Director, Sustainability

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability (PDS)

SUBJECT: Status of Vancouver Plan Implementation Motions

RTS #: Various RTS (Report Tracking System) – see table below

At a Council Briefing on Vancouver Plan Implementation in May 2024, Council requested an update on motions approved by Council when the Vancouver Plan was adopted (July 2022).

The table below summarizes the related motions and their status (closed or still open).

RTS #	Summary	Follow up work	Status
15297	<p>Explore the application of the Tenant Relocation and Protection Policy (TRPP) to single-lot developments in RS and RT zoning districts.</p>	<p>Staff explored this option as part of the R1-1 Multiplex work program. Staff did not end up recommending this approach due to impact to the development process timelines, and an applicant's financial ability to comply. Staff also noted that applying TRPP requirements to single lots could negatively impact the willingness of owners to rent out suites in these areas.</p>	<p>Completed-Closed</p>
15296	<p>E. Report back on the implications and feasibility of applying the same tenant protections required in the Broadway Plan area to renters and co-op residents city-wide.</p> <p>F. Report back on the feasibility of designating all residential areas so that nonprofit housing can be built without going through the rezoning process.</p> <p>Further, Council directs staff to report back through the implementation phase with options to allow social housing proposals through a DP process that exceed current zoning provisions for height.</p>	<p>For E – The Broadway Plan renter protections have been included in the recently approved Transit Oriented Areas Rezoning Policy. In addition, staff are exploring enhanced protections as part of the Rupert and Renfrew Planning Program.</p> <p>For F - Staff are working on modifications to zoning regulations to allow nonprofit and cooperative housing organizations to build social and co-op housing without a rezoning, along with other considerations.</p>	<p>Open – Recommendations to be included in Rupert Renfrew Station area plan Q1 2025 (E)</p> <p>Report on non-profit and coop housing expected in Q2 2025 (F)</p>

15298	Report back on options for rezoning for up to four floors of strata housing or up to six floors of rental or co-op housing, across all residential areas, with appropriate land value capture mechanisms.	Staff will report back on this motion within the Vancouver Plan Neighbourhood Villages' scope of work. This work will be coordinated with the efforts outlined in RTS 15296.	Open – Villages scope of work underway for report back in Q4, 2024
TBD	As part of plan implementation and future area planning, acknowledge the unique identity of Vancouver’s distinct neighborhoods and recognize the existing conditions unique to each area, including important shops and services, key public spaces, social and cultural amenities, tangible and intangible heritage features, important buildings, and landscape features, as well as the overall strategies articulated in the Vancouver Plan.	Community asset mapping conducted at the community plan level with broad community feedback has the potential to identify and sustain important community places, functions, traditions, uses/services, and amenities. As a first step, staff conducted a community asset mapping exercise as part of the Rupert & Renfrew Station Areas Plan and will integrate the learnings into the overall narrative of place in the final plan. Staff intend to include more extensive heritage asset mapping in future area planning work as tools and resources expand.	Open - work underway
15301	Report back to Council on accelerated and additional measures in the Vancouver Plan’s Implementation and Phasing Plan that	On June 14, 2023, staff reported back on RTS 15667 on additional land use, transportation, and building measures to shrink the gap in meeting the Climate Emergency Action Plan targets. Council approved those additional measures, and staff have been	Completed-Closed

	most deeply reduce carbon emissions.	moving forward as per the report's proposed timelines. Link to Report	
15302	Explore a Pre-emptive Right By-law (aka Right of First Refusal By-law) which gives the municipality the priority to purchase buildings or lands to provide more affordable housing choices equitably distributed throughout the city.	Staff submitted a memo on March 18, 2024, to Council after completing a jurisdictional scan and interviews on a Pre-emptive Right By-law. Staff concluded that such a by-law in the current context was unlikely to increase the distribution or quantity of non-market housing throughout the city, and would be legally complex, expensive, and staff-time intensive. Link to Memo	Completed- Closed
TBD	Bring back an implementation timeline that will see substantial aspects of the Vancouver Plan, including a plan for phasing of land use changes, implemented over the next four years; identify immediate actions to advance land use changes in neighborhoods with declining populations.	Staff have completed the phasing plan, and it will be in the scope of work report for upcoming area planning for Village neighbourhood types city-wide.	Open - work underway for report back in Q4, 2024
15169	Develop a new 3-year housing action plan coordinated with the Housing Targets Refresh work, with a focus on affordable housing.	On June 25, 2024, staff reported to Council on Updated 10 Year Housing Targets (2024 – 2033) which incorporate the recent Provincial Housing Target Order; an accompanying 3 Year Housing Action Plan to achieve the recommended Housing Targets and implement the Vancouver Plan Housing Vision; and a	Completed- Closed

		<p>rezoning policy that pilots a new approach towards delivering rental housing and long-term public benefits through City-led developments, further advancing the implementation of the Middle Income Housing Initiative.. Council approved these measures, and staff will move forward as per the report's proposed timelines.</p> <p>Link to Report</p>	
15299	<p>Report back on ways to incorporate a wellbeing framework into the implementation plan including centering the First Nation concepts of wellbeing; Investigate opportunities to redefine measures of economic success beyond GDP and include a just transition lens to the plan's implementation phase.</p>	<p>Staff are integrating aspects of this approach into various components of our collective work programs, including those related to the UNDRIP (United Nations Declaration on the Rights of Indigenous Peoples) Action Plan and update to the Healthy Cities Strategy.</p>	Closed

As summarized in the table, all of the work items are either underway or completed.

If you have any further questions, please do not hesitate to contact me at josh.white@vancouver.ca.



Josh White
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