

MEMORANDUM

February 6, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Doug Smith, Deputy General Manager, PDS
Dan Garrison, Director, Housing Policy and Regulation
Neil Hrushowy, Director, Community Planning

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Grandview-Woodland Community Plan: Pace of Change Update

RTS #: N/A

Policy Background

Grandview-Woodland has a significant proportion of older, affordable rental stock, found mostly in areas zoned RM-3A/N and RM-4/N. One of the key objectives of the *Grandview-Woodland Community Plan* (GWCP, 2016) is to achieve a balance between conserving existing rental housing and increasing the supply of secured rental housing in appropriate locations. (Policy 7.1.4). Related policies encourage a mix of conservation and reinvestment into purpose-built rental, and a gradual increase in secured rental stock across RM areas. The policy also focuses on increasing rental housing stock in the vicinity of Commercial-Broadway station.

To support early implementation of the Plan, rezoning in RM areas (see map in Appendix A) has been guided by the GWCP's "[Pace of Change](#)" policy. Through this, an initial cap was placed on projects that involved demolition of existing market rental housing – with no more than five new developments, or a maximum renewal/redevelopment of 150 existing market rental units, to be considered in the first three years of the plan. As outlined in Appendix B, a total of five rezoning projects will have been approved or are in review. Staff are further managing a waitlist with 13 formal requests by applicants seeking to initiate a rezoning process. Although the number of projects specified in the policy has been reached, only 52 existing rental units are being redeveloped – 98 units fewer than the 150 units contemplated under the Pace of Change policy.

The Pace of Change policy was a time-limited (three-year) mechanism. Staff did not report back to Council on the Pace of Change policy prior to 2020 for reasons related to workload and Covid disruptions. Subsequently in July 2022, Council approved an amendment to the Vancouver Plan that directed staff to “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, with an estimated budget for implementation of these measures.”

Staff are interpreting the Vancouver Plan amendment to include the Grandview-Woodland Pace of Change area and note that this work will require further review and analysis specific to Grandview-Woodland.

In order to balance priorities between the Vancouver Plan amendment, approved GWCP policies, and other city-wide housing objectives, staff recommend proceeding with an interim approach that extends the Pace of Change Policy and allows some development to continue while providing sufficient time to undertake the city-wide review of Broadway-style rental protections. As part of this broader city-wide effort, staff will also study how Broadway-style rental protections might impact the financial viability of proposed redevelopment projects with heights and densities envisioned under the Grandview Woodland Plan.

Interim Approach

The intent of the Pace of Change policy is to manage the pace of redevelopment of existing rental units, not to limit the number of development projects overall. As an interim approach, staff will accept additional projects on the Grandview-Woodland waitlist to start the rezoning process until the 150 existing unit limit is reached. Staff may explore a further interim step (i.e. increasing the 150 unit cap) depending on the timing of work related to the Vancouver Plan amendment. Should this take place, we will follow up with an additional memo.

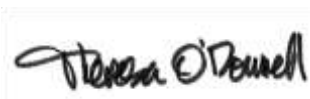
Invitations will be based on the order in which expressions of interest were submitted to City staff. This approach will help increase the number of rental housing units in Grandview-Woodland, while still controlling the replacement of existing rental units in accordance with Plan policy. This will help deliver on GWCP goals, as well as *Housing Vancouver* targets and Council objectives of delivering new secured rental housing, while protecting existing renters and rental housing. A comprehensive review of the “Pace of Change” policy, including a community engagement component, will be conducted at a later date in alignment with the city-wide review of tenant protections.

Summary

Staff recommend proceeding with a clear, predictable interim Pace of Change policy until such time that Broadway style tenant protections can be assessed for the RM areas of Grandview Woodlands and a recommendation presented to Council for consideration.

Unless directed otherwise, staff will open the waitlist based on the order in which expressions of interest have been received, up to the current 150 unit limit. This will enable consideration of additional rental proposals in the short-term, and support the City’s *Housing Vancouver* goals and targets for delivery of secured market rental and affordable housing.

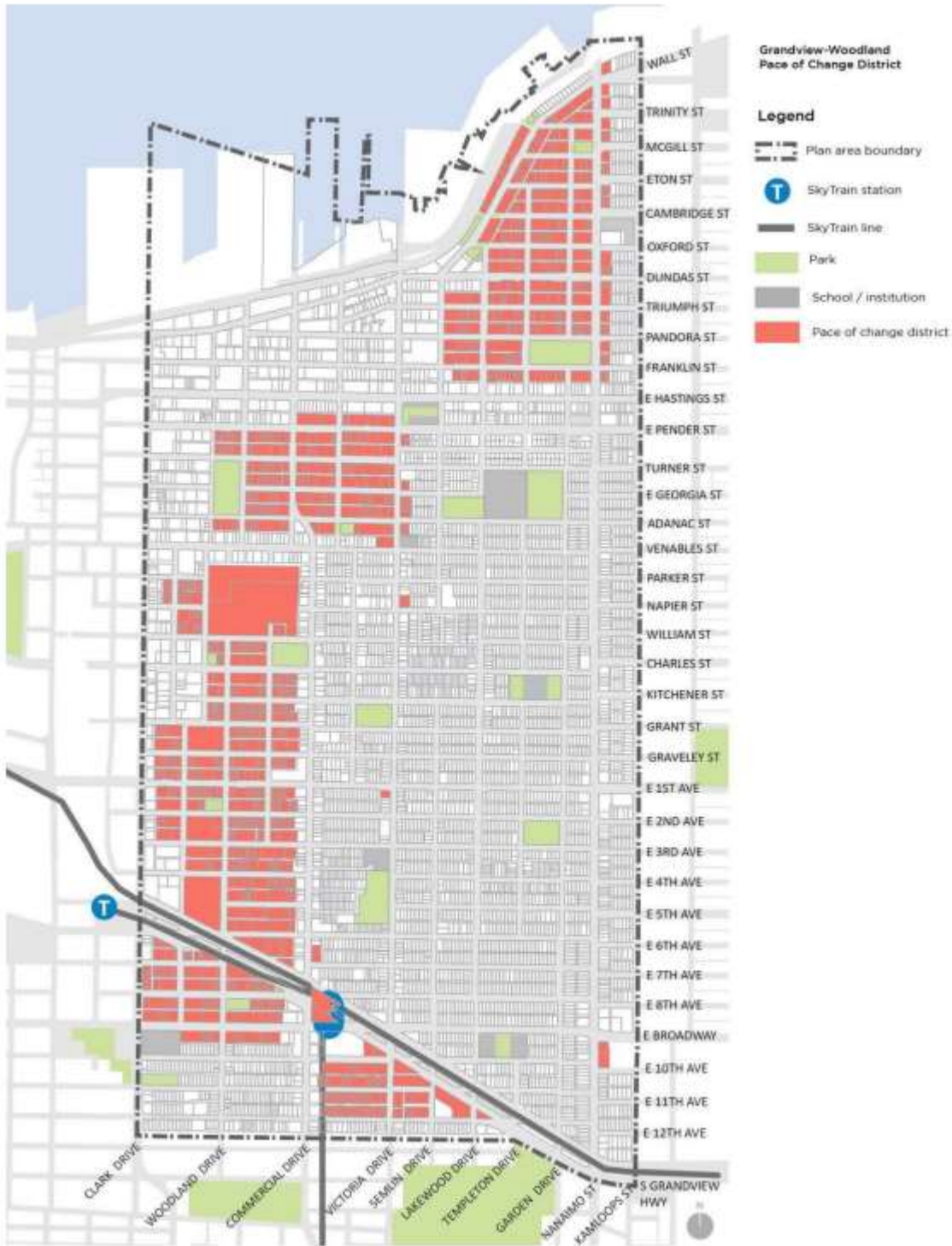
If you have any questions on this material, please do not hesitate to contact me.



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APPENDIX A – MAP OF GRANDVIEW-WOODLAND PACE OF CHANGE AREAS



APPENDIX B – Pace of Change Projects

Pace of Change: Rate of Development (RM-3 / RM-4 / CD-1)

Since Plan adoption in 2016, Council has approved four rezoning applications under the “Pace of Change” policy. This has involved demolition and replacement of 39 existing rental housing units. A fifth rezoning application is currently under review by staff, which proposes 36 new secured market rental units replacing 13 existing ones. Should the fifth application be approved by Council, the number of new developments specified in the policy will be reached. In total, these five developments would replace 52 existing rental units and produce a total net gain of 307 secured market rental units.

Table 1. Rezoning Applications under the Pace of Change Policy Up To May 2022

Project Address	Status	Rental Units Proposed	Existing Rental Units	Net Gain in Rental Units
1649 East Broadway	Approved	114	8	106
1837-1857 East 11th Avenue & 2631-2685 Victoria Drive	Approved	136	19	117
815-825 Commercial Drive & 1680 Adanac Street	Approved	38	5	33
1535-1557 Grant Street	Approved	35	7	28
103 North Templeton Drive & 2185 Oxford Street	In Review	36	13	23
TOTAL		359	52	307

Existing Tenant Relocation and Protection Policy Requirements

Where existing renters are impacted by redevelopment or major renovations, including by projects permitted under the “Pace of Change” policy, the City’s *Tenant Relocation and Protection Policy* applies. In addition to protections and compensation required by the *Residential Tenancy Act*, eligible renters are entitled to additional financial compensation, moving expense coverage, assistance finding new accommodation, and a right of first refusal to return to a unit in the new building with a 20% discount off starting market rents.

Grandview-Woodland Affordable Housing

In addition to projects under the “Pace of Change” policy, new rental and social housing has been approved and is under review in other parts of Grandview-Woodland, including:

- 236 approved secured market rental units;
- 499 approved social housing units;
- Rezoning application for Safeway site at 1780 E Broadway, including 390 secured market rental housing units and 93 below market rental housing units; and
- Social housing as part the Britannia Renewal Master Plan (planning/design phase).

In combination, these projects help deliver a range of housing tenures in Grandview-Woodland to support housing needs for various household incomes.