

Additional Background Relating to “Rate of Change”

On October 26, 1989, Council approved guidelines for the RM-3 and West End zoning districts (now RM-5, RM-5A, RM-5B, RM-5C and RM-6), which established the criteria to be met in considering “conditional” use multiple dwelling development applications in neighbourhoods with high rates of change. Specifically, the guidelines provide direction as to development attributes that might mitigate the “rate of change”, and tenant opinion issues.

The guidelines note that where rate of change is high, the Development Permit Board should give positive consideration to developments which:

1. attempt to provide accommodation for present residents of the neighbourhood;
2. result in a net increase in the number of units; and
3. provide some moderate or low cost housing.

In addition, the opinions of the tenants who would be displaced by the development are to be considered.

In assessing these types of development applications, it must first be determined whether or not a neighbourhood is undergoing an acceptable “rate of change”. If the “rate of change” in the neighbourhood is acceptable, then the development is approvable and the guidelines need not be considered. If, however, the “rate of change” in the neighbourhood is considered to be unacceptable, then the proposal must meet the above-noted guidelines with respect to: attempting to provide accommodation for present residents of the neighbourhood; providing a net increase in the number of units; and providing some moderate or low cost housing.

“Rate of Change” has been defined as the ratio of the number of residential dwelling units in a neighbourhood which have been demolished during the twelve months preceding the application for a development permit, to the total number of residential dwelling units (including demolished units) in the neighbourhood.

WEST END INCREASE OR DECREASE IN RENTAL DWELLING UNITS		
West End Rate of Change	No. of Units Existing on 99/01/01	DE404676 1930 Haro Street Unapproved
Total Rental Units	20,947	(-1) 20,946
% Rate of Change	-	-0.005 %

DE = Development Applications

AD = Approval Date

() = Numbers of rental dwelling units lost or gained in the individual development applications.

% = Cumulative change, as a percentage, based on the units existing at January 1, 1999. These figures also assume the development applications approved have or will proceed to permit issuance and redevelopment.