

# UB-1

Extract from the Standing Committee on City Services and Budgets meeting  
May 1, 2008

## Affordable Rental Stock in the West End

MOVED by Councillor Tim Stevenson  
THAT the Committee recommend to Council

### WHEREAS:

1. 82% of West End Residents rent;
2. there is a 0.2% vacancy rate in the West End;
3. the West End rental housing stock is diminishing;
4. affordable rental stock in the West End is diminishing.

### THEREFORE BE IT RESOLVED THAT:

1. The City of Vancouver undertake a complete review and reworking of the 1989 zoning regulations and other pertinent regulations governing the residential and commercial districts in the West End in consultation with community groups and organizations, property owners, interested West Enders and City staff.
2. Put a moratorium on all requests for rezoning, whether pending or future, until a review and reworking of the current guidelines are completed and new guidelines are adopted and in place.
3. Ensure that all building maintenance standards are enforced throughout the West End so that all buildings remain in good order and habitable and are simply not being held with the view to redevelop at some time in the near or distant future.

postponed

AMENDMENT MOVED by Councillor Stevenson

THAT part 2 be struck and replaced with the following:

Pending an area-wide planning program for the West End:

- a. All enquiries proposing to develop buildings over 60 feet in height in the West End to compensate for the preservation of a West End heritage building be advised that such projects may only be favourably considered if the heritage building to be preserved would qualify as an 'A' on the City's Heritage registry;  
and

- b. All enquiries proposing to develop buildings that will result in the loss of rental housing in the West End zones governed by the rental rate of change regulations be advised that such projects may only be favourably considered if the rental housing is replaced unit for unit

postponed

POSTPONEMENT MOVED by Councillor Stevenson

THAT the motion and the amendment on Affordable Rental Stock in the West End be postponed to the Regular Council meeting on July 8, 2008, pending a report back from staff on heritage issues raised by the amendment.

CARRIED UNANIMOUSLY

VanRims No.: 08-2000-20

## MEMORANDUM

June 25, 2008

TO: Mayor Sullivan and Council

CC: Judy Rogers, City Manager  
Jody Andrews, Deputy City Manager  
James Ridge, Deputy City Manager  
Marg Coulson, City Clerk  
Laurie Best, Director, Corporate Communications  
Jennifer Young, Assistant Director, Communications  
Brent Toderian, Director of Planning,  
Rob Jenkins, Assistant Director, Current Planning  
Michael Gordon, Senior Planner, Downtown Group, Central Area Planning  
Jacquie Forbes-Roberts, General Manager, Community Services Group  
David McLellan, Deputy General Manager, Community Services Group

FROM: Trish French, Assistant Director, Central Area Division  
Marco D'Agostini, Senior Heritage Planner

SUBJECT: Heritage Resources in the West End

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### Background

At the May 1, 2008 the meeting of the Standing Committee on City Services and Budgets, Council discussed a motion by Councillor Tim Stevenson entitled "Affordable Rental Stock in the West End". Council had available a memo from staff dated April 24, 2008 providing background information on the zoning in the West End and recent development proposals.

During the discussion, Cllr. Stevenson proposed an amendment to his motion that reads as follows:

"Pending an area-wide planning program for the West End:

a. All enquiries proposing to develop buildings over 60 feet in height in the West End to compensate for the preservation of a West End heritage building be advised that such projects may only be favourably considered if the heritage building to be preserved would qualify as an "A" on the City's Heritage registry; and

b. All enquiries proposing to develop buildings that will result in the loss of rental housing the West End zones governed by the rental rate of change regulations be advised that such projects may only be favourably considered if the rental housing is replaced unit for unit."

The discussion on this was postponed to July 8, 2004 pending a staff report back on heritage issues raised by the "a" portion of the amendment.

### West End Heritage Resources

In response to Council's request, Table 1 provides information about West End buildings currently listed on the Vancouver Heritage Register (VHR).

Table 1 VHR Listed and Designated Buildings

Category	"A"	"B"	"C"	Total
VHR Listed Buildings	27	81	13	121
Designated (protected)	15	15	1	31
Not-Designated	12	66	12	90

The revised Motion would see sites with A buildings able to be considered for heights above 60 ft., which would mean significant bonus floor space could be accommodated to compensate for heritage retention and rehabilitation. However, B and C category buildings might be unable to accommodate significant bonus, given the 60 ft. height limit cited in the Motion.

There are a total of 88 non-designated B and C buildings. However, the likelihood of development proposals will be affected by whether they are rental housing, because of the "rate of change" regulations. As shown in Table 2, 59 B and C listed buildings are rental.

Table 2 Non-Designated B & C Buildings

Category	"B"	"C"	Total
Non-Designated Buildings	66	12	78
Of the non-designated, number in rental use	51	8	59
Non-designated and non-rental	15	3	18

That leaves 18 B and C listed buildings. Staff cannot estimate the degree to which these would be at risk, except to note that a few are churches, and are less likely to be redevelopment candidates than others.

### Vancouver Heritage Commission

Staff provided the background and above data on heritage resources to the Vancouver Heritage Commission at their June 16<sup>th</sup> meeting. The Commission indicated they will be providing a letter to Council on this matter.

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