

5. Core Need and Affordable Rental Housing on C-2 Commercial

MOVER: Councillor Ellen Woodsworth

SECONDER: Councillor

WHEREAS

1. 56% of Vancouver households occupy rental housing units and that 31% of those households are in core need and that there are low vacancy rates for core need rental housing units;
2. Council's housing priorities are to maintain and expand housing opportunities in Vancouver for low-and-modest income households with priority being given to families with children; seniors on fixed incomes or in need of support; SRO residents; and the mentally ill, physically disabled, and others at risk of homelessness;
3. Council approved a City Plan directive to maintain a stock of rental housing and developed a Rental Housing Stock Official Development Plan as one of several actions to maintain affordability in the city;
4. C-2 Commercial zoning is not included in the Rental Housing Stock Official Development Plan (the "Rental Housing ODP"), which sets out the City's rate of change policy and requires one-for-one replacement of existing rental accommodation for developments of 6 or more dwelling units;
5. C-2 properties do provide residential rental housing units on upper floors, providing relatively affordable accommodation that will be lost through redevelopment;
6. A review of development activity in "C" commercial zones since May 2007, when the revised rate of change policy came into effect, shows a steady rate of new development, in which 167 existing units of affordable rental housing is proposed for demolition (including the 89 for a site on Fraser Street).

THEREFORE BE IT RESOLVED THAT

1. Council direct staff to provide a report back as soon as possible on including C-2 Commercial zoning in the Rental Housing Stock Official Development Plan (the "Rental Housing ODP").
2. Any development permit application for C-2 rezoning that could lead to the demolition of rental housing not be received by the City until the above-noted report on this matter is considered by Council.