

MOTION ON NOTICE

3. **Expediting Development Permit Applications for New Supply of the Most Affordable Rental Housing**

MOVER: Councillor De Genova

SECONDER: Councillor Bremner

WHEREAS

1. Vancouver is in a housing crisis and affordable rental housing is out of reach for many individuals and families in the city of Vancouver;
2. Development Permit and Building Permit wait times continue to increase in the City of Vancouver despite a 30% increase to rezoning fees and 10% increase to other permit fees by the City of Vancouver in 2015;
3. Housing affordability can be affected by long delays in city development and building processes and can contribute to an increased cost for developers that is passed on to both owners and renters;
4. The rental vacancy rate in Vancouver has not seen a significant increase and there have not been significant impacts to the affordability of rental housing since the City of Vancouver implemented the Empty Homes Tax, and Short Term Rental policy;
5. During the re-zoning process several large developments, recommended by staff and approved by Council, have faced long wait times for permits to allow affordable rental supply to be built. Also, applications for single family residential homes to complete secondary suites and laneway homes, that are intended to be rented, are facing long wait times.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to examine policy that would expedite development permits for purpose built rental housing; using affordability as a metric, to determine projects most suitable to be fast-tracked for development permit approval, providing applicants meet all City of Vancouver standards;

FURTHER THAT Council direct staff to explore the possibility of implementing conditions; to applications eligible to be expedited, similar to covenants the City of Vancouver requires of some Non-Profit Housing operators and owners, including regulations that affect maximum rents that can be charged and maintained, regardless of a change in tenancy of rental units.

- B. THAT Council direct staff to perform an analysis of the impact that increased wait times, in the development application and permit process, can have on the cost of housing in the city of Vancouver.

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