

MOTION

14. Rezoning Cambie Corridor Phase 3 to Expedite Construction of Needed Housing

At the Regular Council meeting on April 17, 2018, Vancouver City Council referred the following matter to the Standing Committee on Policy and Strategic Priorities meeting on April 18, 2018, to hear from speakers.

MOVED by Councillor Bremner

WHEREAS

1. Vancouver is facing a housing crisis, requiring immediate and bold action by the City of Vancouver;
2. Vancouver has passed a ten-year housing strategy, which is inadequate and is taking too long to implement;
3. New housing necessary to address the shortage faces significant delays receiving permits. Long permit wait times can delay project completion by 2 years or more;
4. Rezoning increases the length of time required to receive a permit;
5. City Council should be setting an agenda and approving new housing and not be tied down in building-by-building approvals where housing is already approved and desperately needed;
6. The Cambie Corridor is located on the Canada Line and land use policy should reflect the City of Vancouver's commitment to consider density and height for residential developments in close proximity to transit;
7. Cambie Phase 3 plan can be amended to include city-initiated rezoning for all housing so that the politicians no longer need to meddle in the building process and slow important housing from reaching citizens; and
8. Should City Council re-approve every building on Cambie phase 3 it will slow down needed housing supply in the approved zones and tie up City Council from approving other much needed housing still not zoned adequately throughout the city.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to make all housing in the Cambie Corridor Phase 3 plan that is to be approved, be approved with City initiated rezoning, with height and Floor Space Ratio (FSR) bonuses for rental buildings.

- B. THAT the City of Vancouver give the opportunity to any applicants who are in the rezoning process under the current Cambie Corridor Plan, to amend applications to include proposals for greater density and/or height, as recommended by staff in a complete review of the plan, and that only applications for additional housing units and additional FSR require a rezoning process in the approved Cambie Corridor Phase 3 area.

* * * * *