

MOTION ON NOTICE

6. Emergency Interim Zoning Policy for Broadway Corridor to UBC

Submitted by: Councillor Fry

WHEREAS

1. On January 29, 2019, Vancouver City Council approved the technology for a 7 km Broadway Subway Project extension to UBC: A Rail Rapid Transit (RRT / SkyTrain) from Arbutus to UBC;
2. A condition of Vancouver City Council's approval of the subway extension to UBC was equitable transit oriented development that encourages creation of housing options near transit with priority given to affordability;
3. The City has undertaken a number of policies, directives and by-laws, including:
 - a. In a measure to limit displacement, on April 17, 2007, Vancouver City Council unanimously approved the Protection of Rental Housing Stock: Rate of Change Regulations (April 5, 2007), which mandates a one for one replacement of rental housing;
 - b. In a measure to limit speculation, on June 20, 2018, Vancouver City Council approved the Broadway Planning Program: a two year planning process to consider the surrounding land use for the six km route Millennium Line Broadway Extension, from Clark Drive to Vine Street;
 - c. In a measure to encourage the development of rental housing, on July 3, 2018, the Province of British Columbia passed the Residential Rental Tenure Zoning Amendment Act: legislation that provides local governments with a new authority to zone for residential rental tenure (i.e. rental housing) in areas where multi-family residential use is permitted; and enact zoning by-laws that require that new housing in residential areas be developed as rental units; and ensure that existing areas of rental housing are preserved as such;
 - d. In a measure to engage a more robust public planning process, on November 14, 2019, Vancouver City Council unanimously passed a motion directing staff to expedite the development of a city-wide plan;
 - e. In a measure to limit displacement, on December 4, 2019, Vancouver City Council unanimously passed the motion Protecting Tenants from Renovictions and Aggressive Buy-outs;
 - f. In a measure to address land speculation, on December 12, 2019, Vancouver City Council passed a motion for staff to assess and

explore the pros and cons of land value capture (LVC) mechanisms to collect on behalf of the public a percentage of the land value wealth being created by City of Vancouver decision making, and report back in July 2019;

4. Vancouver currently has an extremely low vacancy rate of 0.8% and planning staff have identified that there are approximately 30,000 older affordable rental units along the Broadway corridor from Clark to Vine, and even more from Vine to UBC;
5. Transit Oriented Development leads the speculative real estate market in most major North American metropolitan areas, especially and including Vancouver;
6. City staff have previously advised that “Land speculation can contribute to rising land costs, impact housing and job space affordability, and hurt the City’s ability to deliver affordable rental housing and provide community amenities to serve the needs of our growing population.”;
7. The potential for land speculation in the Arbutus to UBC Subway Extension planning area poses a dangerous risk to the housing security of tens of thousands of renting Vancouverites, requiring an emergency interim zoning policy.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to identify an Arbutus to UBC Subway Extension planning area, along the new proposed potential route and surrounding proximity of at least or close to 800 meters on either side to the north and south, except for the MST-owned land area as identified in the concurrent Jericho Lands Policy Planning Program.
- B. THAT Council direct staff to explore the use of rental only zoning in the Broadway Plan area and in the Arbutus to UBC Subway Extension planning area through the Broadway Planning Process, the City-wide plan process or other robust, collaborative and equitable planning processes to enhance the protection of renters and limit speculation in response to transit infrastructure investment.
- C. THAT Council direct staff to extend the Broadway Plan interim rezoning policy to the Arbutus to UBC Subway Extension planning area, including core policy directions:
 - a. Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered;
 - b. Rezoning applications will be considered for projects involving 100% social and supportive housing, or community care facilities

or group residences or 100% below market rental housing or 100% affordable student housing associated with educational institutions; and

- c. Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for, at the discretion of the Director of Planning.
- D. THAT Council direct staff to report back on a Development Cost Expectation (DCE) policy for the Arbutus to UBC Subway Extension planning area.
- E. That Council direct staff to report back within 90 days with a re-zoning policy for the Arbutus to UBC Subway Extension planning area.

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