
MEMORANDUM

October 22, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Chris Robertson, Assistant Director, City-Wide and Regional Planning
Dan Garrison, Assistant Director, Housing Policy and Regulation

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Response to Council Questions on item 10/22 Council Agenda Item 10.
Miscellaneous and Housekeeping Amendments – Zoning and Development
By-law, Sign By-law and Rental Housing Stock Official Development Plan By-law

This memo is in response to a request from Councillor Colleen Hardwick with a response to the following question: How many co-ops are there that could be affected by the change in the Rental Housing Stock ODP? How many co-ops have been demolished over the last decade, and how many co-op units have been demolished?

Summary of Proposed Change to the RHS ODP Affecting Equity Co-ops

On June 5, 2018, Council approved amendments to the Rental Housing Stock Official Development Plan By-law (RHS ODP), to further protect the existing rental stock and to provide clarity in the implementation process. The definition of "rental housing unit" was revised to clarify when rental replacement is required, including an exclusion for units in stratified buildings where the majority of the units were individually owned within the last three years and the building is in the process of dissolving the strata corporation for the purposes of redevelopment. These buildings could contain rented condos or the units may be rented back to the owner by the developer as part of their sales agreement. This exclusion was included because it was never the intention of the RHS ODP to require rental replacement for strata buildings going through the dissolution and redevelopment process. A rental replacement requirement would unintentionally create a barrier to building owners or developers renting these units during the pre-development process.

It has come to the attention of staff that equity co-ops, an early form of ownership that existed prior to the adoption of the Strata Titles Act in 1966, should have also been included in the exclusion.

Information on Development Involving Co-ops

When discussing residential co-ops in Vancouver, it is important to distinguish between different types of co-ops:

Equity/market co-ops were a common multi-family housing model prior to the introduction of the strata property legislation in the late 1960's. They are a form of for-sale market ownership that is different from non-profit co-ops in that the development is primarily financed by member equity, and does not involve any government funding or subsidy. Similar to strata buildings going through the sale/ redevelopment process, equity co-op buildings can contain units that are rented out as secondary units or back to the equity co-op member by the developer.

- There are approximately 53 equity co-ops in the city containing 1,343 units (approximately 0.4% of total dwelling city-wide).
- Staff identified applications to redevelop four equity co-op buildings over the past decade, containing a total of 70 units. Out of these applications, one is still in-stream (covering two of the buildings); one was approved by Council at public hearing in 2018; and a third has a development permit issued.

The proposed change to the RHS ODP is being applied to **equity co-ops**.

Subsidized/non-profit co-ops are a multi-family affordable housing that were typically developed with the support of federal and/or provincial government assistance since the early 1970s to support long-term affordability. There have been limited cases of non-profit co-ops being redeveloped; it is not typically the case that units in these buildings are rented out as secondary units or back to members by a developer.

- There are approximately 123 non-profit co-ops units in the city containing 5,871 units (approximately 2% of total dwelling city-wide).
- In the last decade, no non-market co-ops have been redeveloped in the city.

The proposed change to the RHS ODP is **not** being applied to **subsidized/non-profit co-ops**.

Please do not hesitate to contact me further should you have any follow-up questions.



Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability

604.873.7456 | gil.kelley@vancouver.ca