

COUNCIL MEMBER'S MOTION

14. **Unintended Consequences: Reconsideration of a Council Direction That May Affect Housing in the City of Vancouver**

Submitted by: Councillor De Genova

WHEREAS

1. On November 26, 2019, Council adopted a resolution directing staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to the C-2, C-2C, C-2B and C-2B-1 zoning districts;
2. The motion was moved and adopted without consulting land owners in these zoning districts, and, if enacted, the proposed by-law will have significant impacts on the land and development rights of these owners;
3. The Rental Housing Stock Official Development Plan already covers approximately 80% of purpose-built rental housing in the City;
4. The C-2 zoning districts account for only 4% of purpose-built rental units in the City, and the vast majority of these buildings are not rental apartments, but include a few rental units above the commercial shops (e.g. units for shop owners to live above businesses); and
5. There has been no net loss of rental units in the C-2 zones, but a net gain of 420 rental units in C-2 zoned areas over the last decade.

THEREFORE BE IT RESOLVED THAT Council rescind the resolution regarding extending the Rental Housing Stock ODP to the C-2 zoning districts, adopted at the November 26, 2019, meeting (Vote No. 05196);

FURTHER THAT Council direct staff to continue to monitor the rental housing stock in C-2 areas, and report out on the overall net gain or loss of rental housing, and the implementation of the TRPP and tracking of tenant impacts (eg. displacement due to lack of right of first refusal) as part of the Annual Progress Report in Q2 of 2020.

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