

PUBLIC HEARING - 2020 JULY 23 ITEM 3. Amendments to the Zoning and Development By-law to Increase Rental Housing

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/23/2020	18:19	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	see attached letter of support	Riley Mari	Strand	s.22(1) Personal and Confidential	Unknown	See Attached



July 23, 2020

City Council
City of Vancouver City Hall
453 West 12th Ave
Vancouver, BC, V5Y 1V4

RE: Zoning Amendments to Increase Rental Housing in C-2, C-2B, C-2C, and C-2C1 Commercial Districts

Mayor and Council,

We are pleased with the work that staff have done leading up to this meeting to provide incentives to build purpose built rental buildings in C-2 zones. This will not only improve the feasibility of the construction of these projects, but will also reduce the processing times, so they can be built sooner.

This is the one of the first positive uses of the new Residential Rental Tenure Zoning by a municipality and we commend staff for their approach and the proposed policy is a good first step. However, more builders would take advantage of the rental incentives if more density was allowed. There will be many sites on which a rental project will not be economically viable – even with the addition of two storeys and it is important that in implementing this policy, city staff and this council think critically and adapt quickly to the changing economics of the viability of rental projects in the wake of the COVID-19 pandemic.

To help bolster this policy, we recommend that the City also consider expanding the C-2 zones where these incentives apply. Currently, these positive policies do not apply in areas where there is a community plan in place or one being considered. This may delay or even stop good rental projects in these neighbourhoods.

Council should also consider eliminating and/or reducing parking minimums on these sites, including reducing retail parking minimums in certain locations, given the proximity to frequent transit corridors. Retaining onerous parking requirements significantly impacts this council's environmental and affordability goals by increasing costs and thereby preventing energy efficient and sustainable market rental buildings from being constructed.

An additional proposal to consider could be to allow builders to build above 6 storeys if mass timber construction is utilized. In this way, the city will encourage builders to take advantage of this policy as well as support the city's goals for mass timber construction and reducing embodied carbon.

To reiterate, I believe this policy is a step in the right direction in helping to build much-needed rental homes and we encourage council to approve these amendments to the C2 commercial districts.

Yours truly,

A handwritten signature in cursive script that reads "Riley Mari".

Riley Mari
Vice President Development and Acquisitions
Strand