



REPORT

Report Date: June 21, 2021
Contact: Theresa O'Donnell
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VanRIMS No.: 08-2000-20
Meeting Date: July 7, 2021

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Policy Enquiry Process: Approach and Criteria

RECOMMENDATION

- A. THAT Council endorse the Guiding Principles and Criteria for policy non-compliant enquiries and rezoning applications contained in Appendix C of this report; and that Council direct staff to utilize the Guiding Principles and Criteria in assessing and advising on proposals within a new Policy Enquiry Process.
- B. THAT Council direct staff to amend the contents of the "Policy Non-Compliant List" to contain only enquiries that have been formally submitted to staff (with applicable fee paid).
- C. THAT passage of the above resolutions will in no way fetter Council's discretion in considering any rezoning applications and does not create any legal rights for the applicants or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

REPORT SUMMARY

Staff have received a number of enquiries in 2020 and 2021 which do not comply with established Council policies and by-laws that relate to rezonings ("Policy Non-Compliant Enquiries"). Further to direction previously provided in two Council Motions (see Appendix A), the purpose of this report is to provide Council with a recommended approach and criteria for sorting, ranking and processing such enquiries. This report seeks to establish a process, based on guiding principles and review criteria, for staff to use in considering and processing policy non-compliant enquiries (a "Policy Enquiry Process"). This process will seek to advance Council

priorities and objectives while informing and supporting the future vision of the city being developed through the Vancouver Plan process.

The report also provides clarity on Council's role in the governance and decision-making process by setting out guiding principles and criteria for Council's endorsement, which will inform staff's evaluation of these proposals. While staff will utilize these guiding principles and criteria to offer advice to applicants, it is ultimately Council's discretion to consider the merits of these proposals through a future rezoning application and Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Members Motion B.7 – “Understanding COVID-19 Recovery through Housing Construction”
- Members Motion B.4 – “Understanding COVID-19 Recovery through Economic and Cultural Stimulus Projects”

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

In fall 2019, staff launched the Development Process Redesign (DPR) project to critically examine the development review and approvals process. This project, led out of the Planning, Urban Design and Sustainability department in partnership with Development, Buildings and Licensing and Engineering Services, was initiated in response to direction from City Council, outcomes from a series of Development Advisory Group engagement sessions in 2017, as well as discussions with various stakeholders. The project has the goal of identifying and implementing transformational improvements to achieve objectives shared by the City and its stakeholders related to the development process.

Through much of 2020 and early 2021, City staff have been collaborating with a panel of expert advisors – the Development Process Redesign External Group, or DPREG – to explore the City's rezoning process and to propose ideas and strategies for process improvements. The Policy Enquiry Process set out in this report reflects early explorations with the DPREG on the topic of policy non-compliant enquiries. Staff will be reporting to Council in fall 2021 with a comprehensive update on the DPR work, including a set of recommendations from the DPREG.

In addition to staff's work through DPR, on February 10, 2021, Council approved Members Motion B.7 “Understanding COVID-19 Recovery through Housing Construction,” which directed staff “to report back with a memo and housing project inventory list of proposals where established rezoning-enabling policy does not apply, by the end of Q1 2021.” This direction from Council sought to identify potential projects that may not “fit” within existing Council-adopted policy or by-laws relating to rezonings, and to develop a process and criteria within which Council could consider opportunities that support Council priorities and objectives, such as

economic recovery and response to the housing crisis. This list is to be updated quarterly and contain information on all rezoning enquiries (“Letters of Enquiry”), pre-enquiries, and informal expressions of interest where established rezoning-enabling policies do not apply.

On March 31, 2021, Council approved a motion, “Understanding COVID-19 Recovery through Economic and Cultural Stimulus Projects”. This second motion focused on enquiries for commercial uses as well as cultural and public amenities. Due to the confidential and proprietary nature of the information requested in both of these motions, staff prepared a report and presented this list to Council, In Camera, in late March.

In response to these two Council motions, staff, with broad support from the DPREG, are proposing a new Policy Enquiry Process for consideration of development concepts that deviate from Council-adopted policy and by-laws relating to rezonings (Policy Non-Compliant Enquiries), but that meet or exceed Council priorities and goals. The Council motions also directed staff to advise on what data, on an individual project basis or in aggregate, may be made public from the provided information. Upon review, staff have included an aggregate list of the proposals within this report, and will also be including this information on the City’s website.

Staff seek to uphold and implement Council-adopted rezoning policies and by-laws when evaluating the merits of a rezoning enquiry or application. While the work on the new Policy Enquiry Process was under development, staff have been communicating with applicants where appropriate to consider and offer advice on these proposals.

Strategic Analysis

Over the past year and a half, applicants have been proposing an increasing number of development concepts that do not conform to established Council-approved policy. In many instances, these include proposals for purpose-built, below-market rental, or social housing projects that depart – in some instances significantly – from Council-adopted policy. The applicants assert that the reasons for this vary, but seem to include:

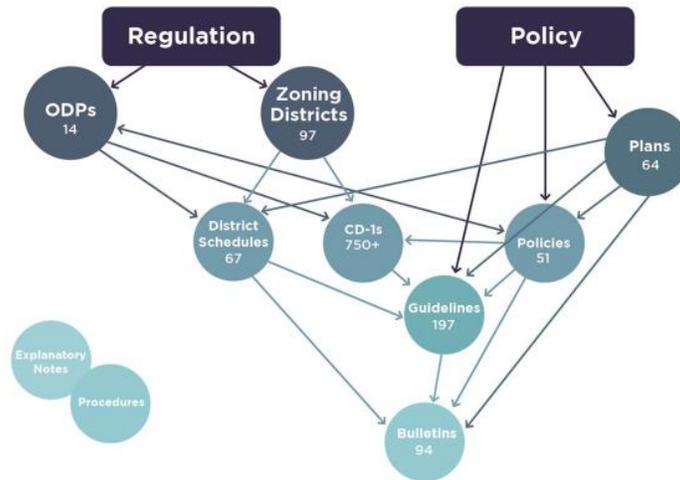
- Land economics and the strata market continues to remain soft, and developers are looking to alternative tenures, built form, and uses;
- Uncertainty in the market and consumer preferences as a result of the COVID-19 Pandemic;
- Many policies are complex and some of them are outdated; in some cases, there is no rezoning-enabling policy available;
- There are areas of the city where multiple policies conflict or compete with one another.

The complexity of Vancouver’s land use policy framework may be exemplified in Figure 1 below, which shows the approximate number and types of existing land use documents.

In order to manage the volume of policy non-compliant enquiries, staff were compelled to improve the recording and tracking of these enquiries and, bolstered by Council’s motions, have now established a “Policy Non-Compliant List” (or “List”). As of June 2021, there were approximately 70 such policy non-compliant enquiries on the List. Additionally, there have been a number of enquiries relating to the Secured Rental Policy and the Broadway Plan; work on these policies is currently underway, and will require further direction from Council.

Many City policies allow for discretion in interpretation, and staff apply professional judgement in considering modest deviations from policy within the current Rezoning Enquiry and Rezoning Application Processes. Staff bring forward recommendations on rezoning applications for Council’s consideration, and ultimately, Council is the deciding and governing body to render decisions following a Public Hearing.

Figure 1: Vancouver’s Land Use Documents

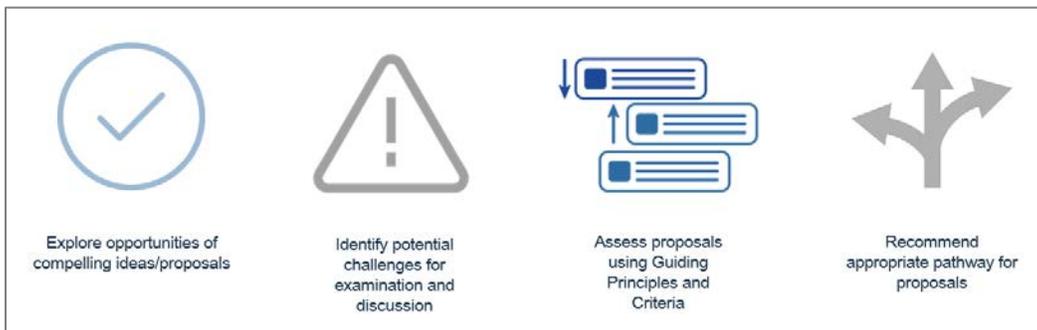


At this time, the City does not have a formal established process for considering rezoning enquiries / applications that either significantly deviate from Council-adopted rezoning policy, or where this is no rezoning-enabling policy, or where there are competing priorities in policy interpretation.

1. Proposed Policy Enquiry Process

The Policy Enquiry Process proposed in this report is intended to provide a consistent process for staff to review and provide advice to applicants relating to development enquiries that do not comply with rezoning policy, but which may offer opportunities and benefits that may warrant further consideration by Council (Figure 2).

Figure 2: Policy Enquiry Process Approach



Based on the two related Council motions as well as Council's Priorities (per *Council 2020-2024 Budget Priorities*), the following **Guiding Principles** for the Policy Enquiry Process are proposed:

- Respect the intent of Council-adopted policy while recognizing some policies may be outdated, others may compete with other higher priority policies, and some policies may contain inherent limitations;
- Recognize that significant departures from Council-adopted policy will require public consultation to maintain public trust;
- Recommend outcomes based on sound planning principles and professional judgment, rooted in the public interest; comprehensive / area-related policy outcomes, versus site-by-site planning, will be prioritized above single site considerations.

Once a proposal has been deemed to be generally policy non-compliant by staff (see Appendix B for process flow diagram), proposals that meet one or more of these **Baseline Criteria** will be prioritized for consideration against other Policy Non-Compliant Enquires through the Policy Enquiry Process:

1. **Reconciliation and Cultural Redress:** Provides for housing, employment opportunities, health and wellness strategies, and/or funding for projects that furthers Reconciliation work, with First Nations and Indigenous peoples/communities as partners/involved; and/or seeks to deliver outcomes that achieve objectives of cultural redress, equity, and social/cultural infrastructure needs of the First Nations, urban Indigenous people, or other systemically marginalized Ethno-Cultural communities.
2. **Housing:** Delivers 100% secured rental housing units with a component of below-market rental units.
3. **Jobs / Economy:** Provides and/or intensifies job space in alignment with the Employment Lands and Economy Review.
4. **Other City-Serving Amenity:** Includes a significant public amenity pursuant to the City's Community Amenity Contributions Policy for Rezoning.

Staff would then assess the proposal against additional **Review Criteria** in seven subject categories, as outlined in Figure 3, with accompanying goals. A more detailed assessment against the Review Criteria (see Appendix C for complete criteria) would take place at the next Policy Enquiry stage. Proposals should strive to meet or exceed the stated goals.

Figure 3: Review Criteria – Categories and Goals

	CATEGORY	GOAL
1	Housing	Provide a range of affordable housing choices by shifting towards a focus on rental, social, and supportive housing
2	Jobs	Ensure a resilient local economy that provides a broad range of employment opportunities for all with a particular focus on fostering a strong green sector
3	Cultural, Social, and Other City-Serving Amenities	Fulfill a City goal and/or meet City targets that is otherwise difficult to achieve through existing mechanisms or policy, including social or cultural infrastructure, i.e. Culture Shift
4	Energy and Greenhouse Gases	Eliminate dependence on fossil fuels, helping residents and local businesses survive and thrive in a post-carbon era
5	Neighbourhoods	Ensure our neighbourhoods are places where residents and workers have access to open space, shops and community amenities and where urban land use and street networks support everyone's ability to walk, roll, and take transit for their daily needs
6	Ecology	Enhance biodiversity and connect natural habitat areas and waterways
7	Municipal Infrastructure	Ensure existing infrastructure capacity is protected by analyzing the impact on water, wastewater, drainage services, transit/ transportation, structures and climate adaptation and enabling opportunities to create more resilience and ability to respond to climate change

Further to the detailed assessment, three potential pathways would emerge out of the Policy Enquiry Process:

1) Rezoning Pathways

In certain cases, proposals may fit within the discretion provided for in the policy. However, a proposal may still need to seek variance from a specific aspect of Council-approved policy. In these cases, the proposal may be processed through the Rezoning stream, with enhanced consultation as needed, and brought to Council as part of the rezoning process. The policy deviation(s) would be clearly indicated in the materials presented to the public and in the rezoning referral report. Following the Public Hearing, Council would make a decision on whether or not to support the proposal.

In other cases where there may be competing policies, or some aspect of the application significantly departs from existing policy, that concept may be brought forward at an early stage for Council direction through an Issues Report. This early dialogue would provide an opportunity for staff and the applicant to work to resolve or fine tune the project to bring it more sufficiently in line with policy, before formal processing of a rezoning application is initiated.

2) Policy Pathways

Some proposals will require new or updated policies to be approved by Council prior to a rezoning application proceeding to Council for consideration. In these instances, the policy work

is a precursor to the consideration of a rezoning application, and staff would seek Council direction to undertake this work through an Issues Report. In other cases, the enquiry may need to be paused while planning work that is currently underway is completed. An example of this potential pathway would be enquiries within the Broadway Plan area. In rare instances, staff may also be able to signal conditional support for a proposal based on anticipated future policy work that has a known timeframe.

3) Staff Non-support

Finally, there may be proposals that staff do not support because they lack merit or do not further Council goals or priorities, pursuant to the review criteria. Staff would respond to the enquirer with this advice along with direction for aligning the proposal with Council goals and priorities. In the event an applicant chooses to proceed with a rezoning application despite this advice, or if an applicant chooses to bypass the Enquiry Process entirely and proceed straight to the rezoning application stage, staff would use the same criteria to assess the application and prepare a report with a recommendation of non-support for Council's consideration.

The Policy Enquiry Process culminates in staff's advice to the applicant, including potential pathways for further consideration as noted above. The applicant will have the opportunity to consider this advice and make a decision on how they may wish to further pursue the enquiry. Given these enquires seek to deviate from established policy, and the potential for enhanced public consultation and further policy work, applicants should be aware of the temporal implications of pursuing policy non-compliant development proposals. Staff will carefully consider the merits of these enquiries, based on the Council established guiding principles and criteria. Staff may recommend advancing these proposals for Council's consideration and ultimate direction. Staff will also clarify submission requirements, appropriate fees, establish intake procedures, and provide further information on the City website.

This report is being presented to Council for endorsement of a proposed approach and criteria for considering policy non-compliant enquiries as part of the Policy Enquiry process. The public will have opportunities to provide input and comments on proposals through the engagement process for rezoning applications, as well as make submissions to Council at future Public Hearings.

The Vancouver Plan process will continue to explore and engage the public on the future vision and land use framework for the city. Staff will monitor the Policy Enquiry Process, including trends and outcomes from Council's decisions, and will make necessary adjustments to align with policy directions established by Council, including direction provided through the Vancouver Plan process.

2. Policy Non-compliant List

Rezoning enquiries are considered to be confidential in nature until such time as a rezoning application has been submitted to the City. The Rezoning Enquiry Process is voluntary, and is typically used for staff to provide advice and feedback to the applicant related to the compliance and applicability of City policy, guidelines and procedures.

At present, staff have recorded 70 enquiries that do not comply with Council adopted rezoning policy. Per Council's motions, this "Policy Non-compliant List" is circulated to Council on a quarterly basis for information purposes.

Staff have been responsive with applicants to date, including providing advice and feedback with staff's professional opinion and interpretation of Council adopted policy. This advice is informed by the proposed Policy Enquiry Process. The results of that preliminary advice are reflected in Figure 4.

Figure 4: Summary of Policy Non-compliant List

Proposed Pathway	Number of enquiries
1. Rezoning pathways	9
2a. Policy pathway (new work)	9
2b. Policy pathway (work underway)	13
2c. Policy pathway (future work)	6
3. Non-support	16
Under review	6
Review not initiated	11
Total	70

Financial

Financial implications of the proposed Policy Enquiry Process are being assessed by staff. As staff undertake the refinement and operationalization of new procedures, resource allocation and cost recovery models will be considered. Staff resources will be required to implement this new process, including the review and advice associated with Policy Enquiries. Future resources may also be required, subject to Council's direction, should new policy be developed to enable enquiries to advance through the development review and approval process. That information will be brought back to Council in future Council reports.

Human Resources

Staff working on policy non-compliant enquiries and the List has diverted resources away from other assignments and responsibilities that involve processing applications that are compliant with policy. Additional staff may be required to administer the proposed Policy Enquiry Process; staff will continue to monitor and report back to Council as needed. New policy work identified through the Policy Pathways from this process are likely to entail staff resourcing, and would also be reported to Council.

Legal

At the preliminary stage of the rezoning process, Council should not be evaluating the merits of the projects on a site by site basis. Council's role at this stage is to establish Policy to provide direction to staff, and clarity to the applicant and public. This may be accomplished through existing policy, or should Council wish to provide additional direction to staff, that may be done through a motion, such that the direction can be applied on a general basis for all applications.

Council should evaluate the merits of any rezoning application or enquiry as part of the formal regulatory/quasi-judicial function at the referral report and following Public Hearing if Council so approves. Prior to the exercise of Council's regulatory function, Council must maintain an "open

mind” and seek to avoid any “apprehension of bias” arguments being raised by the public or applicants.

CONCLUSION

In response to a growing number of policy non-compliant enquiries, together with the two aforementioned Council Motions, staff, with broad support from the DPREG, are proposing a new Policy Enquiry Process for consideration of development concepts that deviate from Council-adopted policy, but that meet or exceed Council priorities and goals. The proposed Policy Enquiry Process is intended to provide a consistent process for staff to review and provide advice to applicants relating to development enquiries that do not comply with rezoning policy, but which may offer opportunities and benefits that may warrant further consideration by Council.

The report also provides clarity on Council’s role in the governance and decision-making process by establishing guiding principles and criteria for Council’s endorsement, which will inform staff’s evaluation of these proposals. While staff will utilize these guiding principles and criteria to offer advice to applicants, it is ultimately Council’s discretion to consider the merits of these proposals through a future rezoning application and Public Hearing.

Staff will monitor the Policy Enquiry Process, including trends and outcomes from Council’s decisions, and will make necessary adjustments to align with policy directions established by Council, including direction provided through the Vancouver Plan process.

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RELATED COUNCIL MOTIONS

February 10, 2021
Understanding COVID-19 Recovery through Housing Construction
(Member's Motion B.7)

FINAL MOTION AS APPROVED

WHEREAS

1. COVID-19 has adversely impacted Vancouver's economy and dramatically increased unemployment local rates with an estimated 32,000 jobs lost since February 2020 - many of which are in the construction industry;
2. At the same time, Vancouver continues to experience an entrenched housing crisis and shortage of adequate housing -- specifically when it comes to market, below market, and social housing rental units;
3. Vancouver City Council's COVID-19 Recovery Committee recommends council develop a just recovery focused on addressing the "very unaffordable Vancouver housing market", mitigating "the accelerating emergencies of housing affordability", and pursuing opportunities to "tackle systemic problems quickly and create a new, better 'normal'";
4. Many private and non-profit housing providers have submitted proposals that may help to meet these challenges that do not fall under established rezoning-enabling policy;
5. More detailed and complete information is needed for council to properly assess how these projects might positively impact COVID-19 recovery through constructing new social, affordable, and below-market residential housing.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with a memo and attached Excel-formatted searchable and sortable pre-application housing project inventory list by the end of Q1 2021 and updated quarterly containing the following information for all Letters of Enquiries, pre-enquiries, and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies):

1. Project proponent
2. Project address
3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal, etc.)
4. Submission date
5. Public Hearing Requirement (Yes/No/Don't Know)
6. Approximate number of buildings included in proposed project

7. Proposed housing units
 - a. Approximate total number of units
 - b. Approximate number of social or supportive housing units -
 - c. Approximate number of below market rental units
 - d. Approximate number of market rental units
 - e. Approximate number of strata units

8. Associated economic activity
 - a. Approximate project value
 - b. Approximate number of construction jobs

9. Impact on renters
 - a. Renter displacement (Yes/No/Don't Know)
 - b. Renters covered by Tenant Relocation Policy (Yes/No/Don't Know)

10. Paying-for-growth opportunities:
 - a. Fixed rate CAC (Yes/No/Don't Know)
 - b. Negotiated CAC (Yes/No/Don't Know)
 - c. DCLs and UDCLS (Yes/No/Don't Know)
 - d. Other community benefits (Yes/No/Don't Know)

11. Potential federal or provincial grants or loan eligibility (Yes/No/Don't Know)

12. Details of existing buildings onsite:
 - a. number existing of buildings
 - b. year built
 - c. current uses
 - d. are any of existing buildings heritage listed
 - e. are the existing buildings to be demolished or retained;

FURTHER THAT Council acknowledge that the above-referenced information is likely confidential and proprietary and therefore is likely to be provided only In Camera, and therefore not available for posting or communication to the public;

AND FURTHER THAT staff advise on what data on an individual project basis or in aggregate may be made public from the provided information.

March 31, 2021

**Understanding COVID-19 Recovery through Economic and Cultural Stimulus Projects
(Member's Motion B.4)**

FINAL MOTION AS APPROVED

WHEREAS

1. Economic decline in 2020 in BC real GDP growth was negative six percent (-6.0%);
2. COVID-19 has adversely impacted Vancouver's economy and dramatically increased local unemployment rates with an estimated 32,000 jobs lost since February 2020 – many of which are in the construction industry;
3. The unemployment rate in BC is forecast to remain high at 6.8% in BC in 2021 according to the Business Council of BC;
4. Employment and revenue has dropped notably in the arts and cultural sector which has been one of the hardest hit due to the closure of performance venues and COVID safety restrictions; specific segments of the retail trade have also suffered;
5. Vancouver's Culture|Shift plan and vision for arts, culture and creativity sets Vancouver's first arts and cultural space targets including a goal for 800,000 square feet of new, repurposed or expanded, affordable City-owned, non-profit and private space over the next ten years;
6. Vancouver City Council's COVID-19 Recovery Committee report identifies economic recovery as a priority recovery theme;
7. As is the case with accelerating affordable and rental housing construction, the construction of commercial and cultural revitalization projects, including expanded cultural space projects, could have an equally positive impact on Vancouver's COVID-19 recovery and would present similar opportunities to assist with the creation of a "new, better 'normal'" for our city;
8. Information relevant to the construction of new commercial projects and new or revitalized cultural projects, including expanded cultural space, has direct impact on the speed and strength of Vancouver's COVID-19 economic recovery;
9. Private and non-profit entities may have potentially submitted proposals that do not fall under established rezoning enabling policy that may help to meet Page 2 of 3 unemployment challenges and contribute to the creation of a "new, better 'normal'" for our city;
10. Obtaining information with respect to new commercial and new or cultural revitalization projects, including new or expanded cultural space, is needed for council to properly assess opportunities for economic and cultural stimulus in our city and how these projects might positively impact Vancouver's COVID-19 recovery.

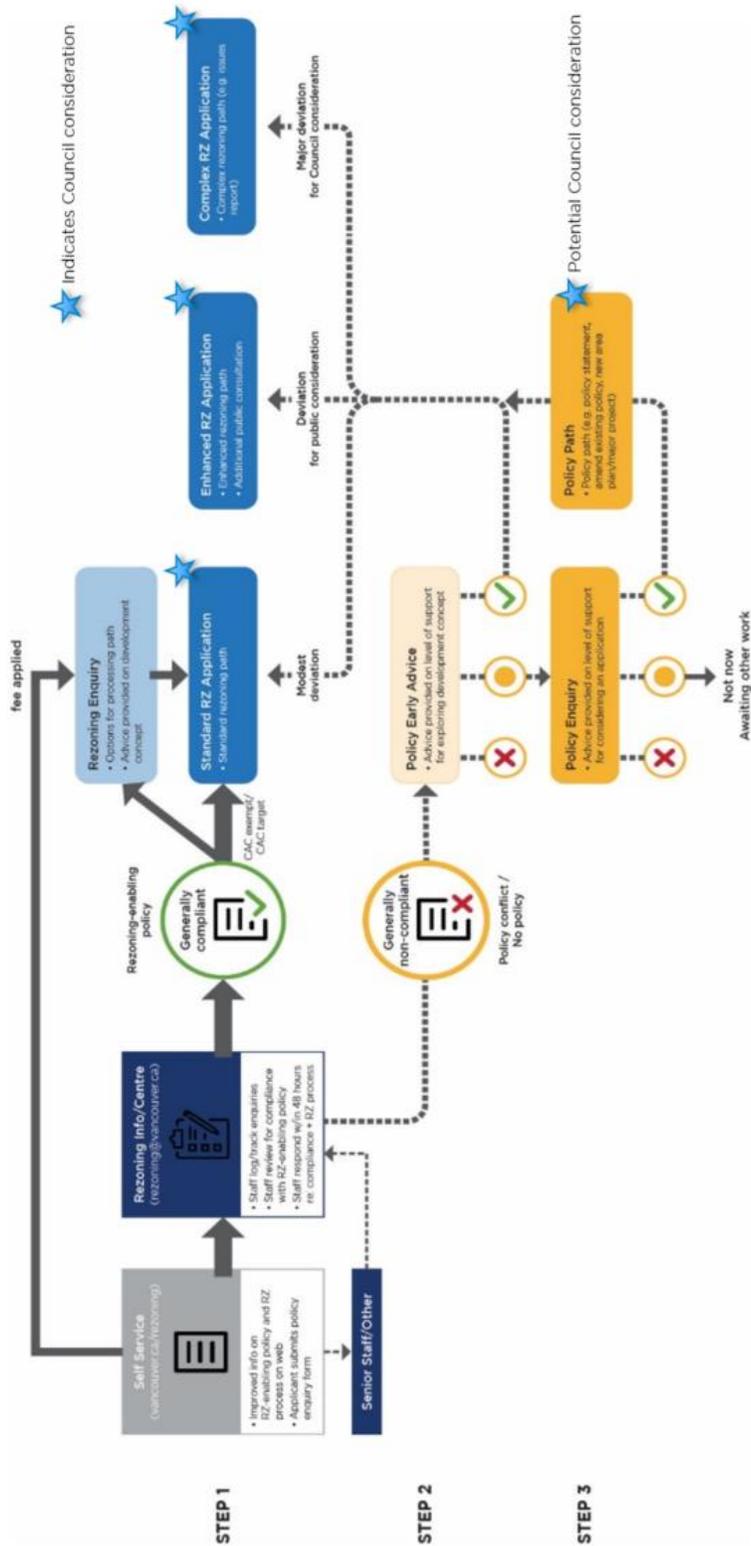
THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with a memo (and attached Excel searchable and sortable pre-application list), prepared in accordance with the Freedom of Information and Protection of Privacy Act, identifying potential commercial projects and new cultural or cultural revitalization projects, including new or expanded cultural space, for all letters of enquiry, pre-enquiries and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies) by the end of Q1 2021 (or as soon as possible) and to be updated quarterly;

FURTHER THAT such information would include:

1. Project proponent
 2. Project address
 3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal EOI)
 4. Submission date
 5. Approximate number of buildings included in proposed project
 6. Proposed office, industrial or retail square footage
 7. Proposed rehearsal, production or performance/show space square footage
 8. Associated economic activity including project value, number of construction jobs, number office jobs, number cultural jobs, number industrial jobs, retail spend, cultural spend, etc. as applicable
 9. Paying-for-growth opportunities:
 - a. Fixed rate CAC (Yes/No/Don't Know)
 - b. Negotiated CAC (Yes/No/Don't Know)
 - c. DCLs and UDCLS (Yes/No/Don't Know)
 - d. In-Kind or other community benefits (Yes/No/Don't Know)
- B. THAT Council acknowledge that the above-referenced information is likely confidential and proprietary and therefore is likely to be provided only In Camera, and therefore not available for posting or communication to the public.
- C. THAT staff advise what data on an individual project basis or in aggregate may be made public from the provided information.

FLOW CHART – REZONING ENQUIRY AND POLICY ENQUIRY PROCESS DIAGRAM



GUIDING PRINCIPLES AND CRITERIA FOR THE POLICY ENQUIRY PROCESS

Guiding Principles

- Respect the intent of Council-adopted policy while recognizing some policies may be outdated, others may conflict with other higher priority policies, and some policies may contain inherent limitations;
- Recognize that significant departures from Council-adopted policy will require public consultation to maintain public trust;
- Recommend outcomes based on sound planning principles and professional judgment, rooted in the public interest; comprehensive / area-related policy outcomes, versus site-by-site planning, will be prioritized above single site considerations.

Baseline Criteria

As part of the Policy Enquiry Process, proposals that meet one or more of these Baseline Criteria will be prioritized for consideration against other Policy Non-Compliant Enquires. A high level assessment against the **Baseline Criteria** is to be conducted at an early stage (Policy Early Advice).

1. **Reconciliation and Cultural Redress:** Provides for housing, employment opportunities, health and wellness strategies, and/or funding for projects that furthers Reconciliation work, with First Nations and Indigenous peoples/communities as partners/involved; and/or seeks to deliver outcomes that achieve objectives of cultural redress, equity, and social/cultural infrastructure needs of the First Nations, urban Indigenous people, or other systemically marginalized Ethno-Cultural communities.
2. **Housing:** Delivers 100% secured rental housing units with a component of below-market rental units.
3. **Jobs/Economy:** Provides and/or intensifies job space in alignment with the Employment Lands and Economy Review.
4. **Other City-Serving Amenity:** Includes a significant public amenity pursuant to the City's Community Amenity Contributions Policy for Rezoning.

Review Criteria

A more detailed assessment against the **Review Criteria** is to take place at the next Policy Enquiry stage. Proposals should strive to meet or exceed the goals(s) outlined below, as determined by an assessment of the associated criteria.

1. Housing

Goal: Provide a range of affordable housing choices by shifting towards a focus on rental, social, and supportive housing

Criteria:

- If the proposal is located within the boundaries of a community / area plan, does it exceed the requirements of the plan (e.g. deeper affordability or a larger number of affordable units) or achieve the plan objectives in an all-rental development?
- Does the proposal retain existing purpose-built rental units, or if not possible, replaced with affordability retained and tenants supported?
- Does the proposal meet the City's housing affordability goals, focusing on households with incomes below \$80,000? Does it achieve deeper levels of affordability for households with lower incomes and/or other housing barriers and/or underserved tenant populations (e.g. lone-parent families, people with disabilities, etc.)?
- Does the proposal support the shift to the right supply of housing, with strong emphasis on rental housing and community-based housing?
- Does the proposal include strata floor area? (Note: strata developments that are not compliant with existing policy should be considered only in exceptional circumstances due to potential for speculative impacts on land value.)

2. Jobs

Goal: Ensure a resilient local economy that provides a broad range of employment opportunities for all with a particular focus on fostering a strong green sector

Criteria:

- Does the proposal assist with addressing the challenges identified through the Employment Lands and Economy Review?
 - Provides major office or hotel space in high demand areas (DT West, Broadway Corridor, Oakridge)
 - Increases small office / retail-commercial space above what is typically delivered in residential or choice of use areas
 - Delivers stacked light industrial space

- Provides secured space for non-profit operators / arts and culture / social services / social enterprise / childcare
- Does the proposal maintain capacity for jobs in industrial and other employment only areas (e.g. CBD) and does not introduce residential in these areas?

3. Cultural, Social, and Other City-Serving Amenities

Goal: Fulfill a City goal and/or meet City targets that is otherwise difficult to achieve through existing mechanisms or policy, including social or cultural infrastructure, i.e. Culture|Shift

Criteria:

- Does the proposal include a significant public amenity(ies), including social and/or cultural public amenity(ies), based on an identified need in the community and cannot be delivered through existing mechanisms (e.g. childcare, community facilities, cultural spaces, new park space)?
- Is there an immediacy of the opportunity based on funding / partnership opportunities?
- If the proposal is located within the boundaries of a community / area plan, does the proposal include a significant public amenity, pursuant to policy direction in the plan and/or the area Public Benefit Strategy, that is beyond what would be expected as a CAC in the proposed development under plan policy?
- Does the proposal meet a City goal and/or target, i.e. Culture|Shift goals, priorities and cultural space targets?
- Does the proposal secure significant cultural space and meet Reconciliation and/or Cultural Redress infrastructure needs of the community?

4. Energy and Greenhouse Gases

Goal: Eliminate dependence on fossil fuels, helping residents and local businesses survive and thrive in a post-carbon era

Criteria:

- Is the proposal in an area well-served by sustainable active transportation networks, such as pedestrian, public transit and bike infrastructure (or can be provided through development) to meet City goals for safety and sustainable transportation (including Transportation 2040 & Climate Emergency Action Plan)?
- Is the project light wood frame or mass timber? Will it be built to exceed building code energy requirements by at least 50%? Is there on-site renewable energy provided?

5. Neighbourhoods

Goal: Ensure our neighbourhoods are places where residents and workers have access to open space, shops and community amenities and where urban land use and street networks support everyone's ability to walk, roll, and take transit for their daily needs

Criteria:

- Is the proposal located in an area that has convenient access to shops, community centres or neighbourhood houses, childcare, parks, plazas, or other open space amenities?
- Will the proposal make a significant contribution to the completeness of the neighbourhood, through a combination of increased affordable housing, local-serving retail, and/or public amenities which meet a demonstrated community need?
- Does the proposal retain existing local-serving commercial or non-profit spaces, or if not possible, replace these with affordability retained and tenants supported?
- If the proposal is located within the boundaries of a recently approved community / area plan (2010 onward), are there other specific factors that need to be considered (will vary by plan area policies)?

6. Ecology

Goal: Enhance biodiversity and connect natural habitat areas and waterways

Criteria:

- Does the proposal offer opportunities to enhance a local environmental area, create a park connection, and/or create a biodiversity corridor?
- Is the proposal located within the Still Creek or Musqueam Creek catchment areas?

7. Municipal Infrastructure

Goal: Ensure existing infrastructure capacity is protected by analyzing the impact on water, wastewater, drainage services, transit/ transportation, structures and climate adaptation and enabling opportunities to create more resilience and ability to respond to climate change

Criteria:

- What is the City's understanding of infrastructure capacity to support the proposed development (e.g. potable water, sewer, drainage, roads, transportation, public safety)? What resources (\$, time, people) are needed to evaluate the proposal?
- Does the proposal deliver on the goals of climate adaptation, such as green infrastructure and onsite rainwater management or enabling increases in sustainable modes of transportation?

- Will it trigger additional technical analysis/review and funding needs and/or infrastructure planning discussions (and how much)? Are there off-site improvements, or other regional utilities implications?
- Is the proposal in an area well-served by the transportation network and transit capacity to meet City goals for safe and sustainable active transportation (including Transportation 2040 & CEAP)?