

MEMORANDUM

October 21, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Susan Haid, Deputy Director of Long Range and Strategic Planning, Planning Urban Design and Sustainability
Dan Garrison, Assistant Director, Housing Policy and Regulation, Planning Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Upcoming Report to Council on Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

RTS #: 14500

This memo provides a brief overview of the key changes recommended as part of the upcoming report back on implementation actions to streamline the delivery of new rental housing in and around local shopping areas. The item (RTS# 14500) was referred to public hearing on October 5 and the Public Hearing date is currently scheduled for November 2, 2021. The Council Report responds to directions to advance two key implementation “quick start” actions from a July 2021 Vancouver Plan update and from when Council approved the Secured Rental Policy (SRP) in November 2019. These are:

- 1) Changing C-2 zoning to enable new six-storey mixed-use rental buildings without the need for individual rezonings; and
- 2) Adding new standard rental district schedules for use in future rezoning applications being considered under the SRP in low density areas instead of creating individual CD-1s.

The report (RTS# 14500) includes recommendations focused on 4 key changes to deliver both of these implementation actions. To help Council navigate the recommendations, Exhibit A below includes a quick reference guide that summarizes these changes, identifies the

associated report recommendations, and illustrates the associated building types that they would help enable. The scale and type of new rental buildings that could be built through streamlined processes are consistent with what has been supported under previous longstanding City rental incentive policies (including the Secured Market Rental Housing Policy and the Affordable Housing Choices Interim Rezoning Policy, both approved in 2012).

The report also recommends consequential amendments to the Secured Rental Policy, to reflect the zoning changes and update the locational criteria and map that guide where rezoning applications could be considered in low density areas. Exhibit B compares the proposed map with the one that applied previously under the Affordable Housing Choices Interim Rezoning Policy.

This memo and reference guide will also be posted on-line with the report (RTS# 14500). If you have any questions, please do not hesitate to contact me or Dan Garrison, Assistant Director, Housing Policy and Regulation at Dan.Garrison@vancouver.ca or 604-673-8435.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

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Exhibit A: Reference Guide - Summary of Key Changes and Associated Recommendations (as included in the Streamlining Rental Around Local Shopping Areas Council Report - RTS# 14500)



Proposed Change	Associated Recommendation(s) in Council Report	Associated Rental Building Types
1. Amend C-2 zoning to streamline the application process for six-storey, mixed-use secured rental buildings	A.(i)&(ii)(a)-(c), C., D.	 <p>Mixed-Use Residential 6-Storeys</p> <p>SHOPPING STREET</p>
2. Minor amendments to C-2 zoning for all new development to align with the proposed changes for new rental buildings	A.(ii)(b)&(c), D.	
3. Create three new rental district schedules to streamline future rezoning applications for secured rental housing in low density areas near shopping and transit – four- to six-storey residential and mixed-use buildings on arterials, and up to four-storey buildings off arterials	A.(i)&(iii), B., E.	 <p>Residential Apartment 5-storeys</p> <p>Residential Apartment 6-storeys</p> <p>ARTERIAL STREET</p> <p>Townhouses (Stacked) 4-storeys</p> <p>Multiplex (8-plex) 3-storeys</p> <p>Residential Apartment 4-storeys</p> <p>LOCAL STREET</p>
4. Update the Secured Rental Policy to reflect C-2 changes, new rental district schedules and make associated amendments to the locational criteria and map for low density areas	E.	As illustrated above. See Exhibit B for map updates.

Exhibit B: Eligible Locations in Low Density Areas under Previous Policy vs the Proposed Updates to the Secured Rental Policy (as included in the Streamlining Rental Around Local Shopping Areas Council Report - RTS# 14500)

Figure 1: Affordable Housing Choices Interim Rezoning Policy – Eligibility Map (2012)

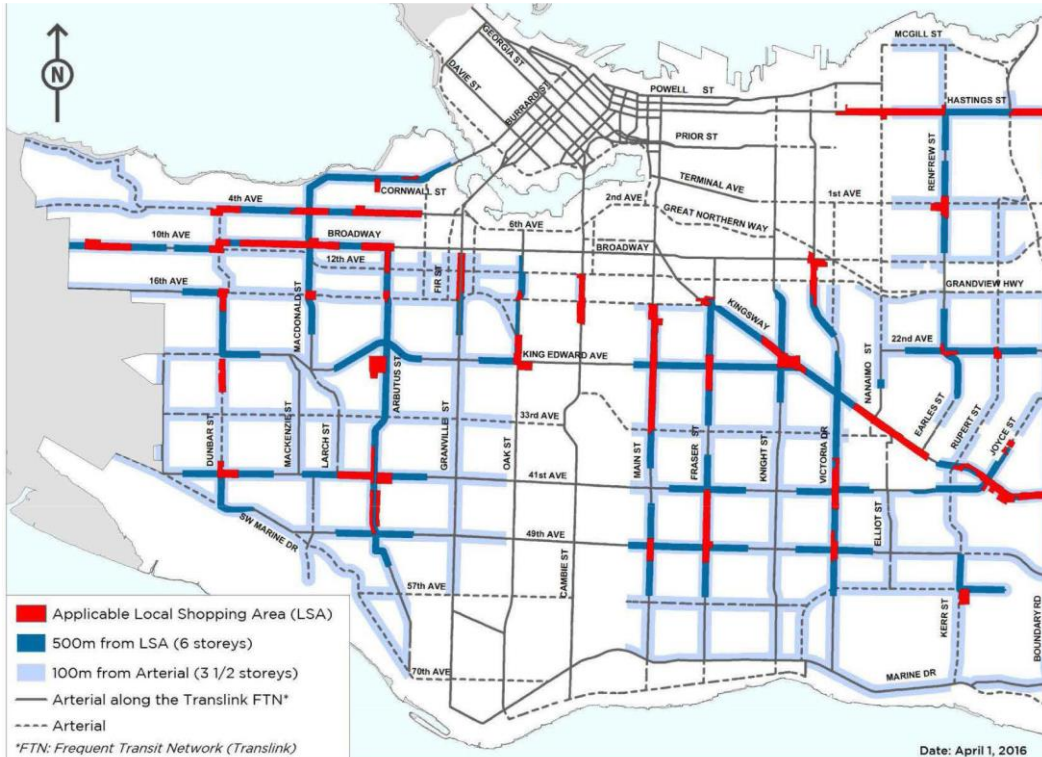


Figure 2. Secured Rental Policy – Proposed Eligibility Map (2021)

