

MOTION

8. Making Home: Housing For All Of Us (Member's Motion B.3)

At the Council meeting on January 25, 2022, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on January 26, 2022, in order to hear from speakers, followed by debate and decision.

MOVED by Mayor Stewart

WHEREAS

1. Vancouver is one of the greatest cities in the world in which to live;
2. Vancouver is also one of the most unaffordable cities in the world in which to live with many residents struggling to rent or purchase homes and adequate accommodation being especially difficult for households with an annual income under \$80,000;
3. Vancouver suffers from a “missing middle” of housing choices with the Downtown core featuring a highly densified urban landscape but the vast majority of the remaining residential land reserved for legacy housing forms such as single detached homes or duplexes usually too expensive for all but the wealthiest to rent or buy;
4. Vancouver has declared a climate emergency, which requires constructing critical infrastructure and more walkable neighbourhoods to reduce greenhouse gas emissions.

THEREFORE BE IT RESOLVED THAT Council direct staff to develop appropriate policies and/or guidelines for Council’s consideration in 2022, targeting up to 2000 lots currently zoned for single-detached home or duplexes to be developed for up to six units, subject to appropriate rezonings, and that the new policy:

- i. Consider modest height increases to ensure compatibility with neighbouring buildings;
- ii. Consider lower floor units to be located appropriately below grade;
- iii. Consider development cost expectations where appropriate to limit potential speculative land purchases;
- iv. Consider development cost levies where appropriate to contribute to neighbourhood infrastructure such as water, sewers, active transportation, roads, sidewalks, parks, child care, and housing affordable for households with annual incomes less than \$80,000 either on location or elsewhere in the city;
- v. Consider development contributions where appropriate, including community amenity contributions, that can help advance the Climate Emergency Action Plan, community facilities, or other public benefits, payable as determined by Council in its unfettered discretion when considering any rezoning; and

vi. Consider how the Tenant Relocation and Protection Policy can be applied to tenancies in properties considered for redevelopment under this policy;

FURTHER THAT Council also direct staff to develop appropriate policies and/or guidelines for Council's later consideration to reduce floor space ratio for single-detached homes as a densification incentive;

FURTHER THAT the areas approved under the Secured Rental Policy are excluded from this program;

AND FURTHER THAT this work aligns with, and be incorporated into the Vancouver Plan.

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