

**Refers to Referral Report Item 4
Public Hearing of October 17, 2023**

YELLOW MEMORANDUM

October 16, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Interim Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering Services
Yardley McNeill, Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 5504-5536 Victoria Drive – Conditions of Approval in Appendix B

RTS #: [RTS 15907](#)

On September 12, 2023 Council referred the above-mentioned rezoning application to a Public Hearing. On October 4, 2023, Council approved the "Below-Market Rental Housing Program Optimization" report which included amendments to a number of policy and by-law changes to standardize the City's approach and requirements for below-market rental (BMR) housing projects ([RTS 15727](#)).

As a result of the changes noted above to streamline and speed up the process of delivering BMR homes, this memorandum brings forward the following amendments:

THAT Housing condition 2.6(d) and (e) of Appendix B be replaced with the following:

"Housing

- (d) That the average initial starting monthly rents for each below-market rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services;”

FURTHER THAT Housing condition 2.6(g) of Appendix B be removed:

- ~~(g) That the average size of all units by unit type is at or below the limits set out in the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time.~~

If Council decides to approve this rezoning application, staff recommends that the approval of the Recommendation For Public Hearing be in accordance with this memorandum. This memorandum will form part of the October 17th, 2023 Public Hearing agenda package and be available for public viewing.

Regards,



Doug Smith, P.Eng.
Acting General Manager, Planning, Urban Design and Sustainability

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