



Council Report

For the Meeting of November 22, 2018

To: Council **Date:** November 21, 2018
From: Alison Meyer, Assistant Director Sustainable Planning and Community Development
Subject: Clarification on Interim Inclusive Housing and Density Bonus Negotiations

RECOMMENDATION

That Council direct staff to negotiate for inclusive housing or cash-in-lieu on all strata projects except those in areas designated as Traditional Residential.

BACKGROUND

On September 6, 2018, staff brought forward a draft Inclusive Housing and Density Bonus Policy for Council consideration. The policy identifies strata housing in *specific* OCP designations as being most appropriate for seeking inclusive housing benefits; however, in subsequent member motions, Council directed staff to negotiate for affordability in *all* strata developments until the policy is finalized. Traditional Residential designation was deliberately excluded from the draft policy because seeking onsite affordable housing, or cash in lieu, is not economically viable in most small projects (duplexes, houseplexes, and townhomes). Adding complexity and expense to small projects could also discourage infill housing development.

Staff are seeking clarification from Council on whether staff can request affordability on all new strata projects **except** those located in Traditional Residential areas.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Milburn".

Lindsay Milburn
Senior Planner, Housing Policy

A handwritten signature in black ink, appearing to read "A. Meyer".

Alison Meyer
Assistant Director, Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

Date:

A large, stylized handwritten signature in black ink, appearing to read "Jocelyn Jenkinson".
A handwritten date in black ink, appearing to read "Nov 22, 2018".