

## POLICY DIRECTIONS

### Provide a Diversity of Housing Options in the Neighbourhood

- Offer a variety of housing choices and community facilities to attract and retain a vibrant workforce, including young families.
- Locate new housing close to services, amenities and transit.
- Increase opportunities for affordable home ownership options by encouraging additional ground oriented housing (e.g. stacked townhouses, row houses) and new apartments to meet the needs of the diverse population.
  - Amend and expand the existing duplex zone area (RT-2) to accommodate lock-off suites and infill housing.
  - Introduce new townhouse zones in designated areas.
  - Allow rezoning for new apartments in designated areas.
- Require that new multi-family developments have 2 and 3 bedroom units for families (25% in market developments, 50% in non-market developments).
- Apply principles of universal design in new buildings to consider mobility and sensory limitations of individuals as well as “aging in place”.

### Provide a Range of Affordability in the Neighbourhood

#### Increase Housing for Vulnerable Community Residents

- Increase housing for vulnerable residents including the homeless, those with mental illness and addictions, persons with disabilities and seniors to reflect needs.
- Work with community partners to address homelessness by improving provision of support services for the homeless.
- Identify appropriate opportunities for supportive housing, including new supportive housing developments or the use of a “scattered sites” approach where supportive housing units are integrated into rental housing developments.

#### Increase the Amount of Non-Market Rental Housing (Social Housing)

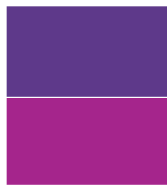
- Ensure that new social housing is designed to meet the needs of the community (50% family, 25% seniors, and 25% singles).
- Ensure that older social housing buildings can be renewed if needed over the life of the plan, with the goal of increasing the number of social housing units and maintaining or improving the level of affordability being provided.

Youth Agree!

### Encourage Protection of Existing Market Rental Buildings and Provide Opportunities to Increase the Rental Stock

- Continue to prioritize retention of existing purpose-built rental housing through the “Rate-of-Change” regulations recognizing the value of the stock as a critical source of housing for low to moderate income households in the neighbourhood and the city.
- In areas protected by rate-of-change, provide opportunities in key locations for gradual renewal and expansion of the existing rental stock (i.e. 1% of units per year to be redeveloped as 100% rental buildings).
- Provide opportunities for expansion of the rental stock in key locations (e.g. areas identified for new apartment and townhouse developments).
- Allow lock-off rental suites in new ground oriented housing forms (e.g. duplex, townhouse, row house).





Encourage Retention of Existing Rental Buildings and Allow for Renewal at a Controlled Pace

1. Protect the Stock and Encourage Re-Investment

- Continue to protect the existing market rental stock through the City's Rate-of-Change By-Law.
- Encourage re-investment into existing buildings through partnerships and incentive programs

2. Allow for Renewal at a Controlled Pace

- In the RM-3A area, allow increased height and density for 100% rental developments in identified locations (i.e. Granville St., Oak St., West 70th Ave., and SW Marine Dr.
- Allow 1% of existing rental units to be redeveloped each year for 100% secured rental housing (approx. 40 units or 1 - 2 buildings per year)



Encourage the Development of More Social Housing

1. Sites with Existing Social Housing

- (e.g. 590 SW Marine Dr, 8495 Cambie St, 8380 Ash St, 704 W 69th Ave, 8080 Yukon St)
- Allow rezoning to renew and increase the stock of social housing. Projects can include a market housing component (rental or ownership) to assist with project funding.

2. Other Sites Identified for Social Housing

- (e.g. 8401 Cambie St, 709 SW Marine Dr, 8471 Cambie St, 8427 Cambie St, 600 SW Marine Dr)
- Work to achieve social housing on site through rezonings. These social housing units will be provided to the City as completed units that will be managed by non-profit or cooperative housing providers.



Encourage a Diversity of Housing Forms and Ensure that New Developments Contribute to Creation of Affordable Housing

- Allow new duplex, rowhouse, townhouse, stacked townhouse and apartment forms.
- Improve affordability by allowing lock-off suites
- Encourage market rental housing through the City's Secured Market Rental Housing Policy.

- Area boundary
- Streets
- Park
- T Transit station
- T Future Canada Line station
- no change to existing land use
- rate of change apartment area
- Cambie Corridor Phase 2 approved housing policy
- A Encourage retention of existing rental buildings
- B Allow for renewal at a controlled pace in 100% rental
- C Encourage the development of more social housing
- E Encourage a diversity of housing forms:
  - Townhouse
  - Apartment



## HOUSING CONTINUUM

The housing continuum consists of the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership.

### City-wide Housing Targets (2012 - 2021)

In order to meet the demand for affordable housing, the City's Housing and Homelessness Strategy includes targets for all types of housing along the continuum

