

File No.: 04-1000-20-2024-064

March 11, 2024

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request dated January 26, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Record of application submitted by Vancouver to the CMHC for the Housing Accelerator Fund, including any modelling supporting the housing starts estimates from the City's action plan. Date range: July 4, 2023 to December 15, 2023.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.17(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2024-064); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

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# Housing Accelerator Fund (HAF)

## Application Form

1. General				
Section A: Applicant Information				
1.1 Organization Name (English)	City of Vancouver			
1.2 Organization Name (French)				
1.3 Organization Legal Name	City of Vancouver			
1.4 Organization Office Address	Street Number	Street Name	Street Direction	Unit
	453	12th Avenue	West	
	City	Province/Territory	Postal Code	
	Vancouver	British Columbia	V5Y 1V4	
1.5 Primary Contact Name (First and Last Name)	Liz Jones			
1.6 Primary Contact Email	liz.jones@vancouver.ca			
1.7 Primary Contact Business Phone	604-366-5819			
1.8 Primary Contact Office Address	Street Number	Street Name	Street Direction	Unit
	453	12th Avenue	West	
	City	Province/Territory	Postal Code	
	Vancouver	British Columbia	V5Y 1V4	
1.9 Primary Contact Preferred Language	<input checked="" type="checkbox"/> English <input type="checkbox"/> French			
1.10 Application Stream	<input checked="" type="checkbox"/> Large/Urban <input type="checkbox"/> Small/Rural/North/Indigenous			
1.11 Applicant Type	<input checked="" type="checkbox"/> Local government <input type="checkbox"/> Indigenous government <input type="checkbox"/> Regional district <input type="checkbox"/> Province or territory			
1.12 Council Approval	Indicate if Council approval (or equivalent) of the application has been obtained at the time of application submission. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

**2. Action Plan**

**Section B: Targets and Other Estimates**

Projections should be based on a three-year period ending no later than September 1, 2026.

1. Total number of housing units projected to be permitted <b>without</b> any support afforded by HAF. If this projection does not align with historical trends as provided in Section E: Historical Building Permit Issuances, use the comment box below to explain and provide supporting details or analysis.	12,500
<b>Provide a breakdown by type of housing:</b>	
1.1 Single detached homes	
1.2 Multi-unit housing (in close proximity to rapid transit)	12,500
1.3 Multi-unit housing (missing middle)	
1.4 Multi-unit housing (other)	
Total:	12,500
2. Total number of housing units projected to be permitted <b>with</b> the support afforded by the HAF. This is referred to as the “HAF housing supply growth target.”	15,700
<b>Provide a breakdown by type of housing:</b>	
2.1 Single detached homes	
2.2 Multi-unit housing (in close proximity to rapid transit)	15,700
2.3 Multi-unit housing (missing middle)	
2.4 Multi-unit housing (other)	
Total:	15,700
<b>Provide a breakdown by year of the HAF program:</b>	
2.5 For the year ending September 1, 2024	5,233
2.6 For the year ending September 1, 2025	5,233
2.7 For the year ending September 1, 2026	5,234
Total:	15,700
3. Total number of “HAF incented units” (units projected with HAF minus units projected without HAF).	3,200
4. Percentage of affordable units projected to be permitted <b>without</b> any support afforded by HAF.	22.00 %
5. Percentage of affordable units projected to be permitted <b>with</b> the support afforded by HAF.	23.00 %
6. Total number of dwellings (i.e., current housing stock)	336,865
7. Projected average annual housing supply growth rate <b>without</b> HAF	1.24 %
8. Projected average annual housing supply growth rate <b>with</b> HAF	1.55 %
9. Projected increase in the housing supply growth rate	25.60 %

Comments

Both the baseline + HAF pipeline numbers are net of units replacing existing units on site (assumption of 1,800 replacement units annually). All permitted dwellings in the baseline + HAF pipeline are for multi unit dwellings near transit. Please see supporting map attached, as well as additional information on assumptions regarding replacement units and the definition of affordable units.

**Section C: Initiatives**

Initiative 1	Streamlining Missing Middle Housing
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Initiative Type	Allowing increased housing density (increased number of units and number of storeys) c
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**Description**  
 Vancouver, like many big cities in Canada, has many areas zoned for high-density structures and for low-density single-family homes, but relatively few areas zoned for what is known as 'missing middle' housing. These include accessory dwelling units, multiplexes on single-lots, townhomes, and low- and mid-rise apartments. Another challenge is that where Vancouver does allow 'missing middle' housing, it requires a rezoning process which adds uncertainty, complexity, and time to development applications.

The Streamlining Missing Middle initiative encourages the development of missing middle housing up to six storeys through a streamlined 'pre-zoning' process that does not require a rezoning. This initiative has four components:

1. Pre-zoning for purpose-built rental buildings up to six storeys in commercial zones (C-2)  
 This initiative allows 100% purpose-built rental development applications in commercial zones to proceed without a rezoning requirement, removing 9-18 months from the development application process.
2. Creation of new townhouse zones in the Cambie Corridor (RM-8)  
 This initiative allows townhouse developments on 220 lots in the Cambie Corridor area along the Canada Line subway to proceed without a rezoning requirement, removing 9-18 months from the development application. This program has been enabled by City investments in off-site utilities and infrastructure.
3. Allowing multiplexes of up to 6 units on a single lot in low-density areas city wide, including options for below-market homeownership  
 This initiative will allow multiplexes ranging from 3-6 units in Vancouver's low-density areas, enabling higher-density ground oriented housing forms on single lots that are accessible to smaller builders.
4. Simplifying zoning in existing low density areas  
 Vancouver currently has nine distinct low-density zones, each with unique bulletins and guidelines, adding complexity to development in these zones. This initiative will simplify these 9 different zones to 1 and eliminate 19 additional bulletins and guidelines.

Start Date	2023-01-03	Completion Date	2023-12-31	Estimated Costs	\$ 1,460,000
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**Expected Results**

Estimated number of permitted units the initiative will incent	3,165
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Estimated number of permitted units the initiative will incent within the 3-year projection period	1,055
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Other expected results

**Evaluation Criteria**

The following evaluation criteria will be used to assess the application.

**This initiative supports the following objectives (select all that apply):**

Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.

- Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

Explain how the initiative supports the area(s) selected

Pre-zoning for missing middle housing forms ranging from multiplexes up to six storey apartment rental will enable more supply through an accelerated and more predictable process; create a greater mix of housing in neighborhoods across the city supporting complete communities; and support low-carbon construction methods as required by the City's building by-law and green buildings policies.

**Answer the following questions in relation to the proposed initiative:**

- Duration: How long will it take to complete/implement the initiative?

Within 1 year

[explain]

All items within this initiative are either already approved by Council and set to be enacted in 2023, or scheduled for Council consideration in 2023.

- Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

Within 1 year

[explain]

This initiative will begin delivering permitted units within one year, through expedited processes that cut time off the overall approvals process.

- Supply Impact: The extent to which the initiative will improve housing and community outcomes.

High degree of improvement

[explain]

This initiative will result in 1,055 additional units by September 2026 which is 33% of the permitted units projected to be created through HAF.

- System Impact: The extent to which the initiative increases stability and predictability in the housing system.

High degree of stability and predictability

[explain]

If approved, multiplexes will be enabled in perpetuity as of right in Vancouver's low-density zones, which cover over 50% of the City. Consolidating and simplifying the many low-density zones in Vancouver will support an expedited and predictable process for low-density multi-unit development in these zones, including accessory dwelling units and duplexes. Pre-zoning for townhouses and market rental adjacent to transit will create clarity and stability in the approvals process for higher density housing in these areas, in part because a rezoning process will not be required.

Milestone 1

Streamlined policy for rental in C2 zones enacted

Description

Enactment of amendments to C2 (Commercial) zoning areas supporting delivery of 100% secured rental housing without needing a rezoning

Start Date	2022-11-01	Completion Date	2023-07-01		
Milestone 2	Streamlined zoning for townhouses will be enacted				
Description Enactment of pre-zoning of 220 parcels along the Cambie Corridor from low-density single family and duplex zones to multifamily zones, supporting the delivery of over 1,500 townhouses over time					
Start Date	2022-07-01	Completion Date	2023-09-31		
Milestone 3	Multiplex zoning and streamlined amendments enacted				
Description Enactment of amendments to existing low-density zones to enable up to six units on a lot					
Start Date	2022-09-01	Completion Date	2023-12-31		
Initiative 2	Optimizing Below-Market Rental Initiative				
Initiative Type	Implementing inclusionary zoning (the requirement that a developer builds a certain per				
Description In recent years, Vancouver has advanced new policies encouraging 100% rental buildings with 20% of units renting at below-market rates, owned by the developer. These policies allow significant additional height and density beyond what is normally permitted for 100% market rental and strata buildings. While initial take-up of these policies has been high, with thousands of new units in the development pipeline, the changing interest rate environment for rental housing has led to challenges with the economic viability of these properties. This has meant that several in-stream projects are at risk of not proceeding to building permit due to financial viability. Furthermore, since the original policy was introduced, different variations have been introduced to the below-market rental program, such as variations to rent setting and escalation requirements that are secured via legal covenants and housing agreements.  The Optimizing Below-Market Rental Initiative includes changes to policies, by-laws, and housing agreements that are intended to increase the financial viability of below market rental projects, including current in-stream projects. This will include standardizing below market policies and by-laws to ensure clarity of regulations and to streamline processing. In addition, starting and turnover rental rates will be adapted to improve project viability and resilience to market conditions and to ensure projects get built.					
Start Date	2023-05-01	Completion Date	2023-12-31	Estimated Costs	\$ 900,000
<b>Expected Results</b>					
Estimated number of permitted units the initiative will incent					3,744
Estimated number of permitted units the initiative will incent within the 3-year projection period					1,248

Other expected results

**Evaluation Criteria**

The following evaluation criteria will be used to assess the application.

**This initiative supports the following objectives (select all that apply):**

- Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

Explain how the initiative supports the area(s) selected  
 The Optimizing Below-Market Rental initiative will accelerate the delivery of 100% purpose-built rental buildings that include at least 20% of units delivered at below-market rates affordable to moderate incomes. The initiative is intended to improve the financial viability of current and future projects and standardize key project terms and agreements to support certainty of new developments. Developments are in locations near transit, encouraging low-carbon and climate resilient communities.

**Answer the following questions in relation to the proposed initiative:**

• Duration: How long will it take to complete/implement the initiative?  
 Within 1 year

[explain]  
 This initiative will be approved by Council in 2023

• Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?  
 Within 1 year

[explain]  
 This initiative will begin delivering units within one year, as changes will apply immediately in order to accelerate projects already in the development pipeline

• Supply Impact: The extent to which the initiative will improve housing and community outcomes.  
 High degree of improvement

[explain]  
 This initiative will achieve 1,248 units or 39% of additional units incentivized by HAF.

• System Impact: The extent to which the initiative increases stability and predictability in the housing system.  
 Medium degree of stability and predictability



[explain] This initiative will create a standardized approach to below-market rental, streamline processing for projects currently in the pipeline, and set a standard for future applications. We have indicated a Medium impact because the geographic scope of the initiative will largely cover existing high-density areas, and because parts of the initiative are intended to apply to specific existing in-stream projects.					
Milestone 1	Policies and By-laws enacted				
Description Enactment of policies and by-laws is expected to occur in Q4 2023					
Start Date	2023-05-01	Completion Date	2023-12-31		
Initiative 3	Broadway Plan Implementation				
Initiative Type	Other				
Description The Broadway Plan is a cornerstone planning program in Vancouver, with the goal of enabling significant additional transit-oriented housing, job space, and community amenities along the new Broadway Subway line. The Plan leverages Provincial and Federal investment in major new transit infrastructure to create significant new residential and commercial density along the Broadway Corridor, including over 30,000 homes by 2030.  Implementation of the Broadway Plan is currently underway, with major policies set to go to Council in the next 1-2 years. These policies are intended to expedite the development process for key housing, commercial, and industrial developments and support climate resilience and transit-oriented communities. These will include policy to enable significant new residential development near transit; pre-zoning for additional rental density in industrial and commercial areas; a new fixed rate approach to community amenity contributions to streamline processes and increase certainty; implementing no parking minimums; and clarifying rainwater management and infrastructure requirements.					
Start Date	2022-09-01	Completion Date	2024-12-31	Estimated Costs	\$ 1,700,000
<b>Expected Results</b>					
Estimated number of permitted units the initiative will incent					7,000
Estimated number of permitted units the initiative will incent within the 3-year projection period					359
Other expected results The Broadway Plan is expected to deliver 30K transit oriented residential units over the life of the plan, including significant rental and non-market housing. Over 7,000 units are expected for delivery in the next 10 years.					
<b>Evaluation Criteria</b>					
The following evaluation criteria will be used to assess the application.					
<b>This initiative supports the following objectives (select all that apply):</b>					
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.					

- Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

Explain how the initiative supports the area(s) selected

Broadway Plan implementation will increase supply at an accelerated pace through a rezoning process, formation of a new fixed rate CAC policy; support complete communities with residential and job space near transit; support inclusive communities through rental and below-market housing requirements; and development of climate-resilient communities by supporting transit-oriented housing and rainwater management strategies to reduce pollution from urban runoff and adapt to climate change impacts.

**Answer the following questions in relation to the proposed initiative:**

- Duration: How long will it take to complete/implement the initiative?

Within 2 years

[explain]

Staff work on implementation will take place in 2023 and 2024

- Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

Over 2 years

[explain]

Additional permitted units will be delivered through this initiative starting in 2026

- Supply Impact: The extent to which the initiative will improve housing and community outcomes.

Medium degree of improvement

[explain]

This initiative will result in about 359 additional units at building permit (11% of the HAF pipeline) by 2026. Significant escalation in permit issuance through the Broadway Plan is expected soon after 2026, with over 7,000 units expected to be permitted by 2033.

- System Impact: The extent to which the initiative increases stability and predictability in the housing system.

High degree of stability and predictability

[explain]

The Broadway Plan will support transit oriented housing development for the next 30 years along the new Broadway Subway line. This is a significant scale of high density development leveraging a major transit investment in Vancouver and adding to complete communities.

Milestone 1

Broadway Plan and One Water Strategy approved

Description

One Water Strategy approved as part of the Broadway Plan

Start Date

2019-03-01

Completion Date

2022-07-30

Milestone 2	Commercial and industrial zoning by-laws enacted		
Description By-laws to be enacted by Q3 2023.			
Start Date	2022-09-01	Completion Date	2023-09-30
Milestone 3	Fixed rate CAC Policy approved		
Description Council approval of a Fixed Rate CAC Policy in Broadway by Q1/2024			
Start Date	2023-01-01	Completion Date	2024-03-31
Initiative 4	Unlocking non-market housing		
Initiative Type	Partnering with non-profit housing providers to preserve and increase the stock of afford		
Description This initiative includes the following items: 1. s.17(1) for social housing projects; and 2. Zoning changes to unlock new social housing in Northeast False Creek (NEFC).			
<p>1. s.17(1) for Social Housing Projects A s.17(1) will be implemented s.17(1) social housing projects s.17(1). The City will s.17(1)</p>			
<p>2. Zoning Changes to Unlock Social Housing in NEFC The Director of Planning has submitted an application to amend the False Creek North Official Development Plan and various related by-laws and design guidelines to enable an increase in non-market density across three sites within the False Creek North area.</p>			
Start Date	2023-01-01	Completion Date	2024-03-31
Estimated Costs	s.17(1)		
<b>Expected Results</b>			
Estimated number of permitted units the initiative will incent			s.17(1)
Estimated number of permitted units the initiative will incent within the 3-year projection period			s.17(1)
Other expected results s.17(1) The proposed amendments to the False Creek North Official Development Plan would also provide public amenities including a new fire hall and childcare facility.			
<b>Evaluation Criteria</b>			

The following evaluation criteria will be used to assess the application.

**This initiative supports the following objectives (select all that apply):**

- Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

Explain how the initiative supports the area(s) selected  
 The s.17(1) will unstick social housing projects that s.17(1) recognizing the acutely higher cost of developing social housing projects in Vancouver relative to other jurisdictions.

The NEFC zoning changes will change the use of three sites from non-market housing to market housing and enable more non-market housing units on the three remaining sites than originally allocated for all six sites. The proposed changes will enable the creation of new housing to help meet the City's Housing Vancouver targets to ensure a diversity of incomes and household types in the City. This is a significant opportunity to integrate new non-market housing in close proximity to employment services, amenities and rapid transit. This new delivery opportunity will enable the development of six vacant gravel lots which have remained undeveloped for over 40 years, and help strengthen False Creek North as a complete, inclusive and affordable neighbourhood.

New non-market housing will be located in areas near transit, including the Broadway Corridor and the North East False Creek neighborhood, supporting the development of low-carbon and climate resilient communities.

**Answer the following questions in relation to the proposed initiative:**

• Duration: How long will it take to complete/implement the initiative?  
 s.17(1)

[explain]  
 s.17(1) Zoning changes for new housing in NFC approved in 2023;

• Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?  
 Within 1 year

[explain]  
 s.17(1) New housing in NFC anticipated to reach BP as early as Q4 2024;

• Supply Impact: The extent to which the initiative will improve housing and community outcomes.  
 Medium degree of improvement

[explain]  
 s.17(1)

<ul style="list-style-type: none"> <li>System Impact: The extent to which the initiative increases stability and predictability in the housing system. High degree of stability and predictability</li> </ul>					
[explain] s.17(1)					
The proposed changes in NEFC provide an opportunity to create a new vibrant and resilient community that represents a step forward in city-building and a step towards reconciliation.					
Milestone 1		s.17(1)			
Description s.17(1)					
Start Date	2023-10-02	Completion Date	s.17(1)		
Milestone 2					
NFC zoning changes approved at Public Hearing					
Description The Director of Planning application to amend the False Creek North Official Development Plan and various related by-laws and design plans is anticipated to be approved by the end of the third quarter of 2023.					
Start Date	2023-01-31	Completion Date	2023-09-30		
Initiative 5					
Streamlining Permit Conditions					
Initiative Type		Reducing and streamlining urban design and character guidelines, i.e., elimination of hei			
Description Like many big cities, Vancouver's development application and review process has evolved over the years to include a broad set of conditions and requirements that developers need to satisfy prior to permit issuance. These conditions are wide-ranging and include engineering, landscape, urban design, housing, sustainability, parking, and other requirements. While each condition may have a specific intended purpose and rationale, the combined impact of all conditions can often result in significant complexity and time for City staff and development applicants.  The Streamlining Permit Conditions initiative is a cornerstone of the City's new Permit Improvement Process, and involves a comprehensive review to reduce development permit conditions. This will include eliminating, simplifying, and streamlining development conditions, taking a risk based approach, with the goal of shrinking review times and simplifying development requirements.					
Start Date	2023-01-01	Completion Date	2024-05-31	Estimated Costs	\$ 2,000,000
<b>Expected Results</b>					
Estimated number of permitted units the initiative will incent					0

Estimated number of permitted units the initiative will incent within the 3-year projection period	0
<p>Other expected results                  This initiative impacts all units in the system. A unit count has not been included to avoid double counting.</p>	
<b>Evaluation Criteria</b>	
The following evaluation criteria will be used to assess the application.	
<b>This initiative supports the following objectives (select all that apply):</b>	
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process. <input type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. <input type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. <input type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities.	
<p>Explain how the initiative supports the area(s) selected                  This initiative will support reduced permit processing times and improve certainty for builders during the approvals process</p>	
<b>Answer the following questions in relation to the proposed initiative:</b>	
<ul style="list-style-type: none"> <li>Duration: How long will it take to complete/implement the initiative?                      Within 1 year</li> </ul>	
<p>[explain]                  The Streamlining Permit Conditions initiative is underway and intended to be complete within the year</p>	
<ul style="list-style-type: none"> <li>Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?                      Within 1 year</li> </ul>	
<p>[explain]                  The Streamlining Permit Conditions initiative is expected to deliver permitted units within the year</p>	
<ul style="list-style-type: none"> <li>Supply Impact: The extent to which the initiative will improve housing and community outcomes.                      High degree of improvement</li> </ul>	
<p>[explain]                  This initiative impacts all units in the system. A unit count has not been included to avoid double counting.</p>	
<ul style="list-style-type: none"> <li>System Impact: The extent to which the initiative increases stability and predictability in the housing system.                      High degree of stability and predictability</li> </ul>	

[explain] Reducing the complexity of development in Vancouver while speeding up permit processing times will deliver benefits to almost all types of residential developments in the City in the immediate and long term, by reducing the complexity of permit applications and the number of conditions that developers must address as part of their applications. This in turn will translate to cost savings which will improve viability of all projects over the long-term.					
Milestone 1		Phase 1 Roll Out Complete			
Description Reduction and simplification of engineering and development requirements (conditions)					
Start Date		2023-01-01		Completion Date	
				2023-08-31	
Milestone 2		Phase 2 Roll Out Complete			
Description Reduction and simplification of Planning, Urban Design Landscape and Sustainability requirements (conditions)					
Start Date		2023-05-01		Completion Date	
				2024-02-28	
Milestone 3		Phase 3 Roll Out			
Description Reduction and simplification of Parks, Arts, Culture and Community Services (ACCS) and Real Estate and Facilities Management (REFM) requirements (conditions)					
Start Date		2023-09-01		Completion Date	
				2024-05-31	
Initiative 6		Digitization & Lifecycle Management of Regulatory Policies & By-Laws Initiative			
Initiative Type		Implementing new/enhanced processes or systems such as case management, e-permit			
Description The digitization and on-going life-cycle management of the City's regulatory policies and by-laws rules will create the foundation for the digital modernization of several system-level impact improvements.					
Start Date		2023-01-01		Completion Date	
				2026-09-30	
				Estimated Costs	
				\$ 10,000,000	
<b>Expected Results</b>					
Estimated number of permitted units the initiative will incent					0
Estimated number of permitted units the initiative will incent within the 3-year projection period					0
Other expected results This initiative impacts all units in the system. A unit count has not been included to avoid double counting.					

<b>Evaluation Criteria</b>
The following evaluation criteria will be used to assess the application.
<b>This initiative supports the following objectives (select all that apply):</b>
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process. <input type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. <input type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. <input type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities.
<p>Explain how the initiative supports the area(s) selected</p> <p>The digitization of the rules in conjunction with other initiatives will save time spent on reviews, improve the quality of application and reduce the time from ideation to shovels in the ground which in turn will lower the overall project costs.</p>
<b>Answer the following questions in relation to the proposed initiative:</b>
<ul style="list-style-type: none"> <li>• Duration: How long will it take to complete/implement the initiative? Over 2 years</li> </ul>
<p>[explain]</p> <p>Through an agile project delivery, all items within this initiative will be implemented by Q3 of 2026.</p>
<ul style="list-style-type: none"> <li>• Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative? Within 1 year</li> </ul>
<p>[explain]</p> <p>There are no units allocated to this initiative as it impacts all units in the system. Specific unit counts have been omitted to avoid double counting.</p>
<ul style="list-style-type: none"> <li>• Supply Impact: The extent to which the initiative will improve housing and community outcomes. High degree of improvement</li> </ul>
<p>[explain]</p> <p>There are no units allocated to this initiative as it impacts all units in the system. Specific unit counts have been omitted to avoid double counting. However, this initiative will enable transparency, reliability, and predictability of the system and reduce the time to get projects built which will have a positive impact on the housing and community outcomes.</p>
<ul style="list-style-type: none"> <li>• System Impact: The extent to which the initiative increases stability and predictability in the housing system. High degree of stability and predictability</li> </ul>
<p>[explain]</p> <p>This initiative focuses on a digitally oriented system-level impact for modernizing development services. The key foundational enabler of this digital enabler is the digitization &amp; lifecycle management of our regulatory</p>



<p>Policies &amp; By-Laws, aka "Rules". Accelerating investment in the evolution of our digital maturity is a critical enabler to modernizing City services.</p> <p>One of the ultimate goals of this work is to develop the foundation of a modern customer-centric service delivery. This provides transparency, reliability, predictability and repeatability. The time required to to assess/review site feasibility of a development project will be reduced. This initiative will also enable the foundation (digital by-law rules) to support potential future generative design services (further reducing time to get compliant designs). The life-cycle management component will allow for ease of incorporation of new and evolving rules and data driven decision making which will increase operational efficiency.</p>			
Milestone 1	Create proofs of concepts for Digitization & Lifecycle Management of Regulatory Policie		
Description			
Start Date	2023-07-01	Completion Date	2026-09-30
Milestone 2	Development of a Digital Rules Management Framework		
Description			
Start Date	2023-07-01	Completion Date	2026-09-30
Milestone 3	Development of a Enterprise Bimodal Rules Platform		
Description			
Start Date	2023-07-01	Completion Date	2026-09-30
Milestone 4	Development of a Documentation & Digitally Managed Rules (Life-cycle Management)		
Description			
Start Date	2023-07-01	Completion Date	2026-09-30
Initiative 7	Zoning for High Density Apartments City-wide		

Initiative Type	Promoting high-density development without the need for rezoning (as-of-right zoning),				
Description This initiative will pilot zoning amendments intended to simplify the process for building higher density market and non market housing which will later be applied city-wide through the Vancouver Plan process. This is an early action for the Vancouver Plan process, which will create a new city-wide plan that will be in place through 2050. This early action will create standardized zoning districts to clarify and speed up processing for higher density buildings up to 25 storeys in residential areas (e.g. Broadway apartment areas, Oakridge Municipal Town Centre), encourage housing off arterials in quiet neighbourhoods served by transit, and create opportunities for non market housing city wide without a rezoning.					
Start Date	2023-09-01	Completion Date	2025-12-31	Estimated Costs	\$ 1,250,000
<b>Expected Results</b>					
Estimated number of permitted units the initiative will incent					0
Estimated number of permitted units the initiative will incent within the 3-year projection period					0
Other expected results This initiative will pilot an approach to zoning for higher-density buildings that will apply more broadly across the City through the Vancouver Plan process. This initiative will not result in increased units during the HAF timeline, but will lead to a significant increase in housing units beyond 2026, The number of permitted units beyond 2026 is not known at this time.					
<b>Evaluation Criteria</b>					
The following evaluation criteria will be used to assess the application.					
<b>This initiative supports the following objectives (select all that apply):</b>					
<input checked="" type="checkbox"/> Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.					
<input checked="" type="checkbox"/> Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.					
<input checked="" type="checkbox"/> Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.					
<input checked="" type="checkbox"/> Supporting the development of low-carbon and climate-resilient communities.					
Explain how the initiative supports the area(s) selected Pre-zoning for higher density housing will accelerate delivery of new supply through a more streamlined process with greater certainty. This housing will support the development of complete communities near transit, and inclusion of rental and non-market housing will support affordable, equitable and diverse communities. Supporting higher-density near transit will promote low-carbon and climate resilient communities, moreover higher-density buildings will be subject to Vancouver's sustainable building code requirements.					
<b>Answer the following questions in relation to the proposed initiative:</b>					
<ul style="list-style-type: none"> <li>Duration: How long will it take to complete/implement the initiative? Within 2 years</li> </ul>					
[explain] Zoning amendments will take approximately two years to complete.					

<ul style="list-style-type: none"> <li>• <b>Timeliness:</b> How long will it take to start to achieve additional permitted units as a result of the initiative? Over 2 years</li> </ul>			
<p>[explain] Once zoning amendments complete, developers will be able to submit development applications, with building permits expected in 2 years following the initial application.</p>			
<ul style="list-style-type: none"> <li>• <b>Supply Impact:</b> The extent to which the initiative will improve housing and community outcomes. Low degree of improvement</li> </ul>			
<p>[explain] This initiative will not result in increased units during the HAF timeline, but will lead to a significant increase in housing units beyond 2026.</p>			
<ul style="list-style-type: none"> <li>• <b>System Impact:</b> The extent to which the initiative increases stability and predictability in the housing system. High degree of stability and predictability</li> </ul>			
<p>[explain] This initiative represents a significant change in the development application process for higher density buildings, with a pre-zoning process providing certainty and stability in large parts of the City with no CAC negotiations and clear conditions and standards. These changes will also significantly reduce processing times for high density development.</p>			
Milestone 1	Council Approval of new zones		
<p>Description Council enactment of new zones</p>			
Start Date	2023-04-01	Completion Date	2025-06-31

**Section D: Housing Needs Assessment**

The applicant is expected to complete or update a housing needs assessment report to support its efforts to accelerate the supply of housing. This report is required in support of the request for the third annual advance. Applicants that have recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed or updated their housing needs assessment can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date in support of the request for the third annual advance.

Select the appropriate option below:

- The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report and there is a reoccurring scheduled review date already included in the report. The applicant is requesting that the housing needs assessment requirement be waived. If this option is selected, please submit the most recent housing needs assessment report with the application.
- The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report, but it will need to be updated to include a reoccurring scheduled review date. The applicant will add a reoccurring scheduled review date in support of the request for the third annual advance.

The applicant does not have a housing needs assessment report. The applicant will complete one and include a reoccurring scheduled review date in the report. This will be completed in support of the request for the third annual advance.

**3. Other information**

**Section E: Historical Building Permit Issuances**

Summarize the number of net new units permitted for residential buildings over the prescribed reporting period and associated number of permits issued (i.e., the new construction permit/first permit issued only).

	Number of Units Permitted	Associated Number of Permits Issued
For the year ending December 31, 2022	6,713	1,346
For the year ending December 31, 2021	3,535	866
For the year ending December 31, 2020	2,216	930
For the year ending December 31, 2019	3,185	1,111
For the year ending December 31, 2018	5,467	1,565

**Section F: Permitted Use of Funds**

**For information purposes only.** Using the illustrative examples provided by CMHC in its published program material, the applicant estimates that they may be eligible for a total of \$ 113 under HAF. Based on this assumption, it is estimated that HAF funding will be used for the following purposes:

Permitted Uses	Applicant's Estimate %		Applicant's Estimate \$	
Investments in HAF action plan items (include estimates by year of program)	YR1	20 %	YR1 \$	23
	YR2	10 %	YR2 \$	11
	YR3	10 %	YR3 \$	11
Investments in affordable housing		20 %	\$	23
Investments in housing-related infrastructure		20 %	\$	23
Investments in community-related infrastructure that supports housing		20 %	\$	23
<b>Total</b>		<b>100 %</b>	<b>\$</b>	<b>113</b>

Supplementary information if available. Describe all known capital projects that HAF funding could help facilitate. The allocation above is a notional allocation. Staff will be conducting an internal workshop to refine the allocation.

The estimate of funding based on the number and types of units is \$112.6 Million. This shows up as \$113 Million above as the template does not allow decimals. The total does not add up to \$113 Million due to rounding.

The projected costs of the initiatives in the application are greater than the funding allocated from the anticipated funding of \$111 Million. Costs in excess of the \$111 Million will be addressed in the COV operating and capital budgets. The City will also continue to pursue senior government funding for investments in affordable housing, housing related infrastructure and community related infrastructure that supports housing.

**Section G: Infrastructure Needs**

**For information purposes only.** To ensure better alignment and integrated planning of housing and infrastructure investments, CMHC is collecting the following information. The applicant consents to CMHC sharing this information and other information pertaining to its application under the Housing Accelerator Fund with Infrastructure Canada, other federal departments and agencies and provincial and territorial governments to support coordination.

Describe how the local authority will ensure that new housing supply adequately aligns with local or regional infrastructure plans, if applicable.

Describe how the local authority will ensure that new housing supply will be timely supported by infrastructure, such as public transit, drinking water and wastewater connections, as well as parks and green spaces and other vital community amenities.

Comments

The City's zoning, development policies and guidelines will ensure that the new housing supply aligns with local or regional infrastructure plans.

The City uses a variety of tools (Development Cost Levies, Capital Plan, Community Amenity Contributions) to fund growth and to ensure that we are providing adequate infrastructure and amenities to Vancouverites. We will also continue to pursue senior government funding to achieve these objectives.

**4. Application Terms and Conditions**

By creating, or attempting to create an application to Canada Mortgage and Housing Corporation (“**CMHC**”) for funding, transfer of real property or any other Initiative or a Program under the *National Housing Strategy* (the “**NHS**”) or the *National Housing Act* (Canada) (the “**NHA**”), (each individually, an “**Initiative**” or a “**Program**”, and collectively, [the “Initiatives” or the “Programs”](#)), the Applicant hereby acknowledges and agrees to the following terms and conditions:

**1. Collection of Corporate Information and Personal Information (collectively, the “Information”).** CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and the Programs, where applicable) may collect information about the Applicant, including information about the organization/corporation (“**Corporate Information**”) and Personal Information (meaning any information about an identifiable individual that is recorded in any form), from or through: (i) discussions with the Applicant; (ii) the online application form and its attachments (whether upon the saving of inputted Information into the form prior to submission of the application, or upon submission of the application) and supplementary Information provided by or on behalf of the Applicant; or (iii) other sources such as references, credit reporting agencies, provinces, territories, municipalities or Indigenous groups as will be specified in the Initiative. In addition, CMHC may collect Corporate Information that is presently in CMHC’s possession arising out of, or in connection with, the Applicant’s prior or existing relationship(s) with CMHC, such as from CMHC Initiatives, Programs or products. Completion of the application for funding, transfer of real property or any other purposes of an Initiative or a Program under the Initiatives or the Programs and the delivery to CMHC of signed consents referred to in Section 9 is voluntary; however, failure of the Applicant to provide such signed consents and any required Information in connection with its application (including within stated deadlines that may be specified in writing by or on behalf of CMHC) may result in the elimination of the application from consideration. If any of the collected Information changes or becomes inaccurate, the Applicant must promptly notify CMHC in writing of the change.

**2. Use and Disclosure of Information.**

- a) The Applicant agrees that the Information collected in connection with an application may be used or disclosed for the following purposes:
  - (i) to assess the Applicant’s eligibility under the applicable Initiative(s) and/or Program(s);
  - (ii) to assess the application, including for prioritization of applications received;
  - (iii) to communicate to the Applicant possible opportunities under other Initiative(s) and /or Program(s);
  - (iv) to communicate to the Applicant possible collaboration opportunities with external parties;

- (v) for Information verification and due diligence purposes, including to detect and protect CMHC from errors and fraud;
- (vi) for any purpose related to the provision of mortgage loan insurance generally, where applicable;
- (vii) for analytics, policy analysis, data analysis, auditing and research by CMHC;
- (viii) for evaluation and efficient administration of the Initiatives and/or Programs; and
- (ix) for use by CMHC and the Government of Canada for any purpose related to the *National Housing Act* (Canada) and/or the *National Housing Strategy*.

b) Prior to submission of the application, any Information collected through the online application process may only be used by CMHC for internal administration and planning purposes in respect of initiatives and/or programs under the National Housing Strategy and/or the National Housing Act (Canada), unless the Applicant's prior written consent to the disclosure of such Information to parties external to CMHC, for the purposes outlined in subsection 2(a) above, has been obtained.

c) Upon submission of the application, CMHC and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable, are authorized to process and store the Information and disclose it, on a need to know basis, for the purposes outlined in subsection 2(a) above, to:

- (i) the office of the Minister responsible for CMHC;
- (ii) Employment and Social Development Canada ("**ESDC**"), the office of the Minister responsible for ESDC, Public Services and Procurement Canada ("**PSPC**"), the office of the Minister responsible for PSPC, Canada Lands Company CLC Limited ("**CLC**"), the office of the Minister responsible for CLC and the municipality in which the project is located, Indigenous Services Canada ("**ISC**"), the office of the Minister responsible for ISC, Crown-Indigenous Relations and Northern Affairs Canada ("**CIRNAC**"), the office of the Minister responsible for CIRNAC, the municipality or reserve in which the project is located, Infrastructure Canada ("**IC**"), the office of the Minister responsible for IC, and to any other successor organization of the organizations listed herein.
- (iii) the Government of Canada; and
- (iv) provinces, territories, municipalities or Indigenous groups that may invest in or provide support for the Applicant's project or otherwise collaborate with CMHC as will be specified in the Initiative.

**3. Agreements.** If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, then the Applicant will enter into (and will cause related parties including guarantors, if any, to enter into) agreements that set out the terms and conditions of such funding and/or transfer of real property. Where CMHC is providing funding, the agreements may specify, among other things, the amount to be advanced to the Applicant as well as any terms and conditions of repayment, where applicable. The granting of loan or contribution funding or any part thereof or approval for mortgage loan insurance by CMHC is not to be construed or relied on by the Applicant or any other party as representing a confirmation of the value or condition of the underlying property, whether or not appraisals or inspections are carried out by or for CMHC; nor is it to be construed or relied on by the Applicant or any other party as representing a confirmation of the ability of the borrower(s) and any guarantor(s) to repay the loan, where applicable.

**4. Intellectual Property Rights.** The Applicant owns and holds all rights, title and interests in, or has a valid right to use, all intellectual property in and to all information and materials produced in connection with the Applicant's project and the application (including, without limitation, all patents, industrial designs, trademarks, trade names, service marks, copyrights, trade secrets, inventions, know-how, domestic or foreign, and any registrations and applications for registration for any of the foregoing) to the extent it is neither published nor otherwise in the public domain. Subject to the terms and conditions of this application, the Applicant hereby grants to CMHC a non-exclusive, perpetual, irrevocable, assignable, royalty-free sub-licensable license to use, make, have made, sell, offer for sale, and import the intellectual property worldwide, with the right to make such modifications as may be desirable for any purpose related to the current or future operation of CMHC. Where an Applicant's intellectual property, in connection with its project under the *Affordable Housing Innovation Fund*, is modified by or on behalf of CMHC, CMHC shall own and hold all right, title and interests in and to the intellectual property as modified by or on behalf of CMHC. This provision, including the license so granted, shall survive the application.

**5. Proprietary and/or Confidential Information.** All Information regarding the terms and conditions and financial and/or technical aspects of the Applicant's proposal that are proprietary or confidential in nature have been and will be marked "**PROPRIETARY**" or "**CONFIDENTIAL**" when submitted to CMHC. Proprietary and confidential

markings shall be included beside each item or at the top of each page containing Information that the Applicant wishes to protect from disclosure. CMHC will make all reasonable efforts to protect the Applicant's documents and Information so marked from disclosure. Notwithstanding the foregoing, (i) CMHC shall have no liability of any kind to the Applicant, or any other party, based on inadvertent or unintentional disclosure of proprietary or confidential Information; and (ii) CMHC is authorized to disclose proprietary or confidential Information, on a need to know basis, to the parties listed in subsection 2(c). The Applicant has been advised that as a Crown corporation, CMHC is subject to federal legislation including the *Access to Information Act* and the *Privacy Act*. In certain specific circumstances, Information submitted to CMHC by the Applicant may be required to be disclosed pursuant to federal legislation. In such cases, to the extent reasonably possible and permitted under the law, CMHC will make efforts to advise the Applicant of the required disclosure prior to releasing the Information.

6. **Publicity.** If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, CMHC, the Government of Canada and any other province, territory, municipality or Indigenous group that invests in or provides support for the Applicant's project shall have the right to publicize details of the project, the funding assistance and the name of the successful Applicant. By submitting its application, the Applicant confirms its consent to the disclosure of this information. The Applicant is not permitted to make any announcement regarding any of the Initiatives and/or Programs, including without limitation, any funding or transfer of real property without the express written consent of CMHC.
7. **Contact.** CMHC and parties working on its behalf are each authorized to contact any person listed in this application (including any agent of the Applicant) to consider the Applicant's eligibility for the funding or transfer of real property requested or in connection with the administration of the Initiatives and /or Programs and may send such person(s) program information by email or other means of communication.
8. **Verification and Credit Inquiries.** Where applicable to determine creditworthiness for funding in the form of a loan, the Applicant authorizes CMHC and parties working on its behalf to: (i) obtain business credit reports or individual credit reports or both, where applicable (for example, on sole proprietors, surety/guarantors, for-profit corporate entities, not-for-profit organizations) to perform a credit check and verify information provided by or on behalf of an Applicant and to assess the Applicant's application; and (ii) make any other inquiries required, including without limitation, obtaining corporate and business information, to assess the Applicant's application.
9. **Integrity Checks.** The Applicant authorizes CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable) to conduct general integrity and criminal record checks and other similar screening ("**Integrity Screening**") of the Applicant to assess the Applicant's eligibility for receipt of funding or transfer of real property under an Initiative and/or Program. CMHC may additionally require Integrity Screening to be performed on any parties affiliated with the Applicant, including without limitation, its directors, shareholders and beneficial owners, and the Applicant shall cause to be delivered to CMHC, consents to such Integrity Screening being performed duly signed by such affiliated parties.
10. **Acknowledgement.** The Applicant acknowledges that: (i) any acknowledgement of receipt of the submitted application shall not constitute an approval of the application or a guarantee that the Applicant will receive any funding and/or transfer of real property; (ii) the application and any other submitted materials will not be returned to the Applicant; and (iii) the Applicant is not entitled to any compensation for any work related to, or materials supplied in connection with, the application.
11. **Release and Indemnity.** By creating or attempting to create an application to CMHC under any of the Initiatives and/or Programs, and upon submission of an application, each Applicant and purported Applicant agrees to indemnify, release and forever hold harmless CMHC, its officers, directors, employees, agents and any other parties working for or engaged by or collaborating with CMHC or otherwise involved in connection with the administration of the Initiatives and /or Programs (including without limitation, provinces, territories, municipalities, and Indigenous groups) from any and all claims, actions, demands, causes of action, suits, debts, damages (including without limitation, direct, indirect, special, incidental, punitive, third party or consequential damages) or any other losses, expenses or liabilities of whatever nature or kind sustained by the Applicant or any other person arising out of, or in connection with, the Applicant's application or attempted application made to any of the Initiatives and/or Programs, including the assessment, evaluation and any selection process and any use of this website. CMHC is not responsible for applications that are lost, late, misdirected or delayed for any reason, including for any failure of the website or

technical malfunctions related thereto.

**12. Access to Information and Privacy Statement.**

CMHC is committed to protecting the privacy, confidentiality and security of the personal information that it holds by adhering to the requirements of the *Privacy Act* with respect to the management of personal information. By providing CMHC with your personal information for the purposes of one of the Programs, you are consenting to CMHC's collection, use and disclosure of your personal information in strict accordance with the *Privacy Act*. Personal Information collected by CMHC for the purposes of one of the Programs, can be found in their [Info Source Publication on their website](#) under the following **Personal Information Bank**:

- **CMHC PPU 220, National Housing Strategy Program and**
- **CMHC PPU 180, Shared Equity Mortgage Providers Fund**

The *Privacy Act* provides individuals with a right to access their personal information that is under the control of CMHC, to request corrections of their personal information and to file a complaint to the Privacy Commissioner of Canada regarding CMHC's handling of personal information. Any questions, comments, concerns, requests for personal information or complaints may be directed to CMHC's Access to Information and Privacy Office at [ATIP-AIPRP@cmhc-schl.gc.ca](mailto:ATIP-AIPRP@cmhc-schl.gc.ca) or you may also visit their [website](#).

**13. Headings for Convenience Only.** The headings used in these terms and conditions are intended for convenience or reference only and do not affect the interpretation of the provisions of these terms and conditions.

**14. Paramountcy.** To the extent of any conflict, ambiguity or inconsistency between the provisions of these terms and conditions and any other documents provided to the Applicant, the provisions of these terms and conditions shall prevail and replace any existing terms and conditions in place with the Applicant, with regard to the subject-matters set forth herein.

If you have any questions or concerns regarding these Terms and Conditions, please email [CMHC](#).

**5. Acknowledgment and Signature**

**By signing below, I certify that I am authorized to agree to the Terms and Conditions described above and to complete and submit this application for and on behalf of the Applicant. I certify that the information provided is, to the best of my knowledge and ability, complete, accurate and correct and that if any of the information changes or becomes inaccurate, I shall promptly notify CMHC. I have read and understood the Terms and Conditions described above and acknowledge that they shall continue to apply upon my submission of this application. I confirm the Applicant has voluntarily consented to the collection, use and disclosure of information as set forth in these terms and conditions.**

**This application may be executed by electronic signature and such electronic signature shall be deemed to be an original signature for the purpose of this application with the same legal effect as a manual signature.**

City of Vancouver Full legal name of Applicant	Date Signed
Signature of Applicant authorized signatory	
Patrice Impey Name of Applicant Authorized signatory	Chief Financial Officer Title of Applicant Authorized Signatory



20230102-005

Initiative	Actual Units	Scaled Units (3200)	Scaled Units (3200, adjusted so they sum to 3200)		2023 Q4	2024	2025	2026 Q4	% of HAF Increase
			10 years - 3200 (3 year * 3)						
1 Missing Middle	2380	1058	1055	3165					33%
SRP	1300								
Townhouses	280				0	0	140	140	
Multiplexes	300				0	0	150	150	
Low density	500				50	150	150	150	
2 BMR	2815	1251	1248	3744	215	900	900	800	39%
3 Broadway Plan	814	362	359	1077	0	0	0	814	11%
4 Unlocking Non-Market	1211	538	538	1614	0	0	0	675	17%
PEP	325				0	0	0	325	
Swing Site	225				0	0	0	250	
NEFC/unsticking units	661				0	0	0	661	
<b>Subtotal: Initiatives 1-4</b>	<b>7220</b>								
Permit Conditions N/A for double									
5 counting					166	250	250	250	0%
6 PIP/Digitization	0	0	0						0%
7 Higher Density Zones	0	0	0						100%
<b>Total</b>	<b>7200</b>	<b>3,200</b>	<b>3,200</b>						
		<b>3,209</b>							

2-May-23

Housing Type	2023	2023 Q4	2024	2025	2026 Q1-3	Total	Year Average
Duplexes	31	8	31	31	23	93	31
Multiplexes-BMHO	0	0	32	32	24	88	29
Multiplexes	0	0	505	505	379	1389	463
Laneways	432	108	432	432	324	1296	432
Condos	6641	3994	5179	3252	1705	14130	4710
Townhouses	418	300	289	372	226	1187	396
Social and Supportive Housing	278	1255	1274	1982	373	4884	1628
Purpose-Built Rental	132	1568	4538	9951	894	16951	5650
<b>Total Housing</b>	<b>7932</b>	<b>7233</b>	<b>12280</b>	<b>16557</b>	<b>3948</b>	<b>40018</b>	<b>13339</b>
Purpose-Built Rental (BMR)	0	215	2560	3725	0	6500	
Purpose-Built Rental (DCL Waiver)	0	660	936	3060	0	4656	
Purpose-Built Rental (No DCL Waiver)	0	660	936	3060	0	4656	
Broadway - Purpose-Built Rental		0	0	0	814	814	
Major Project Sites-Rental DCL	132	33	106	106	80	325	
Major Project Sites-Rental No DCL			18	231	172	421	
Social and Supportive Housing	0	1185	1046	1805	240	4276	
Major Project Sites-Social	278	70	228	177	133	608	
Major Project Sites-Condo	1165	291	973	973	459	2696	

<b>Total - no major projects</b>	<b>6839</b>	<b>10973</b>	<b>15301</b>	<b>3276</b>	<b>36389</b>	<b>12130</b>	% of pipeline
multi-family - no major projects	6423	9684	13929	2300	32336	10779	
missing middle - no major projects					4053	1351	
Affordable	2060	4574	8622	1078	16334	5445	45%
Other - no major projects	4779	6399	6679	2198	20055	6685	
Affordable - no major projects or rental with DCL waiver	1400	3638	5562	264	10864		30%
Affordable - Social, no major projects, rental with DCL, and 60% of BMR					8264		23%

Total number of dwellings

Building Permit Statistics

Residential Dwelling Units (Post 2023)	2020	2021	2022	Total (2020-22)	% Affordable of Total	Scaled to 3,200
Single Detached House	152	104	156	412		
Single Det House with Sec Suite	408	348	582	1,338		
Laneway Dwellings	384	303	435	1,122		
Duplex	146	224	374	744		
Duplex with 1 or 2 Suites/Lockoffs				-		
Apartments - 3 sty (pre 2017)	-	-	-	-		
Multiple Dwellings	1,516	3,013	3,768	8,297		
Mixed Use	1,410	1,343	3,198	5,951		
Alt/Repair/Addition	17	1	-	18		
Alt/Repair/Addition	229	184	93	506		
Purpose-Built Rental W/ BMR (Affordable)	587	709	159	1,455		
Purpose-Built Rental W/ DCL (Affordable)	337	275	273	885		
Purpose-Built Rental WO DCL	337	275	273	885		
Social/Supportive	185.3333	752	903	1,840		
<b>Total New Dwelling Units</b>	<b>4,016</b>	<b>5,335</b>	<b>8,513</b>	<b>17,864</b>		
<b>Total Net New Dwelling Units</b>	<b>2,216</b>	<b>3,535</b>	<b>6,713</b>	<b>12,464</b>		
<b>Total All Dwelling Units</b>	<b>4,262</b>	<b>5,520</b>	<b>8,606</b>	<b>18,388</b>		
Multi-Family	2,926	4,356	6,966	14,248		
<b>Multi-Family (Net)</b>	<b>1,486</b>	<b>2,916</b>	<b>5,526</b>	<b>9,928</b>		
Missing-Middle	1,090	979	1,547	3,616		
Missing-Middle (Net)	730	619	1,187	2,536		
<b>Affordable (Net)</b>	<b>1,109</b>	<b>1,736</b>	<b>1,335</b>	<b>4,180</b>	34%	
Demolition	1,478	1,707	2,585	5,770		
Affordable (No Rental w DCL)				3,295	26%	
Affordable (Social, No Rental w DCL, 60% of BMR)			5,928	2,713.33	22%	
			6,713			