

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "[Direct to Mayor and Council - DL](#)"

Date: 9/11/2024 7:07:10 AM

Subject: Memo to Mayor & Council - Vancouver's Social Housing Initiative

Attachments: Memo to Mayor & Council - Vancouver's Social Housing Initiative.pdf

Dear Mayor and Council,

The purpose of this memo is to provide Council with an update on Vancouver's Social Housing Initiative. Through this initiative, staff are proposing to simplify and change zoning regulations to allow mixed-income social, supportive and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods, in alignment with the Vancouver Plan.

Public engagement for this proposal will launch September 17, 2024, with a Shape your City Page, social media posts and an information bulletin. The public will be able to ask questions of staff and submit their comments via an online form or at public information sessions scheduled for early October.

If you have any questions or require further information, please do not hesitate to contact Josh White or Dan Garrison.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

CONFIDENTIAL

MEMORANDUM

September 10, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Doug Smith, Deputy General Manager of Planning, Urban Design and Sustainability
Matt Shillito, Acting Director of Planning
Dan Garrison, Director of Housing Policy and Regulation

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Vancouver's Social Housing Initiative

RTS #: N/A

The purpose of this memo is to provide Council with an update on Vancouver's Social Housing Initiative and upcoming planned public engagement activities.

VANCOUVER'S SOCIAL HOUSING INITIATIVE OVERVIEW

Vancouver's Social Housing Initiative is an implementation action of the Vancouver Plan, working toward realizing two of the Plan's Big Ideas: equitable housing and complete neighbourhoods. Through this initiative, staff are proposing to simplify and change zoning regulations to allow mixed-income social, supportive and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods.

The proposed zoning changes align with Vancouver Plan's land-use vision regarding enabling new heights and densities in areas identified as Villages and Neighbourhood Centres. Under the proposal social housing would be allowed up to 6 storeys in Villages and generally 15-18 storeys in Neighbourhood Centres under a development permit. Projects may also include local serving retail or childcare.

This change would reduce cost and risk for non-profit and government organizations seeking to develop new social housing projects and speed up delivery of this much-needed affordable housing. It further works towards the City's housing targets in Housing Vancouver and the recent Provincially mandated housing targets for Vancouver.

This initiative also represents the first and highest priority zoning of land (sometimes referred to as "pre-zoning") in alignment with policies including Vancouver Plan, the future ODP, and various area plans. Zoned land that aligns with land use visions in policy enables more development to move straight into the Development Permit stage (not requiring rezoning) and will be a key attribute of the future state of our planning system. This speeds up approvals, reduces cost and time and delivers more housing and other development in line with Council's priorities.

COUNCIL DIRECTION

This initiative works to address the 2022 Council Motion "Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood" which directs staff to explore zoning changes to allow social housing without a rezoning. It also aligns with City Council's Strategic Priorities (2023-2024) Objective No. 2 to streamline and speed up processes for building non-market housing.

UPCOMING PUBLIC ENGAGEMENT ACTIVITIES

Public engagement for this proposal will launch September 17, 2024, with a Shape your City Page, social media posts and an information bulletin. The public will be able to ask questions of staff and submit their comments via an online form or at one of four public information sessions:

- October 1, 2024; 4:30 – 7:30 pm at the Kerrisdale Community Centre
- October 2, 2024; 6:00 – 7:30pm Virtual Session
- October 3, 2024; 4:30 – 7:30 pm at the Croatian Cultural Centre
- October 8, 2024; 6:00 – 7:30 pm Virtual Session

Key messages are appended to this memo in the event Council is contacted directly by media or the public regarding this initiative. Staff will also be on hand to answer enquiries as they come.

If you have any questions or require further information, please do not hesitate to contact me or Dan Garrison, Director of Housing Policy and Regulation, at 604-673-8435 or dan.garrison@vancouver.ca.



Josh White
General Manager, Planning, Urban Design and Sustainability
604-877-5159 | josh.white@vancouver.ca

Vancouver's Social Housing Initiative Key Messages for City Council

Top Line Messaging for General Public:

- The City of Vancouver is taking bold steps to address the urgent need for affordable housing by fundamentally transforming the way development is permitted, starting with the housing that is most needed—social and co-operative housing.
- If approved, *Vancouver's Social Housing Initiative* would eliminate the need for individual rezonings for each project, which can be costly and unpredictable. It would allow a range of different buildings from 6 storeys to 18 storeys, depending on the area, providing much-needed housing for seniors on income assistance, families with children, construction workers, and early childhood educators, to name just a few.
- The initiative would also simplify building regulations to help non-profit and cooperative housing groups build new projects more efficiently, ensuring a diverse mix of people and incomes can thrive in Vancouver.
- Taking direction from Vancouver Plan's approved housing vision, and land use guidelines, *Vancouver's Social Housing Initiative* is a key component in realizing one of the Vancouver Plan's three Big Ideas: equitable housing and complete neighbourhoods.

Secondary Messaging (details) for General Public:

- Vancouver's Social Housing Initiative will change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning with heights and densities of buildings guided by Vancouver Plan:
 - In Neighbourhood Centres, social and co-operative housing of generally 15-18 storeys will be permitted.
 - In Village Areas, social and co-operative housing of up to six storeys will be permitted.
- These zoning changes will be for new mixed-income social and co-operative housing buildings, with the opportunity to integrate childcare and local serving retail, primarily built by non-profits and government on public and non-profit owned land.
- In the case of renewal of existing social housing, existing residents of social housing will be provided with an affordable home suitable to their needs while redevelopment occurs and the right to return to the new building at rents affordable to their household.
- Vancouver's Social Housing Initiative is a key action in the implementation of the Vancouver Plan, a long-term land-use strategy focused on enhancing livability and affordability by adding more housing options, building complete and connected neighbourhoods, supporting businesses, and addressing the climate crisis.
- Over two and a half years and four phases, the Vancouver Plan engagement process reached more than 52,480 people and received more than 25,000 survey responses from 12 online surveys available in at least six languages.

- We heard unequivocally that residents want specific actions to create more housing, focusing on affordability and working toward an equitable housing system that prioritizes housing for those the need it most.
 - 76% of respondents to the Vancouver Plan Housing Survey (2021) agreed that we should prioritize making neighbourhoods more inclusive to low- and moderate-income households.
 - 77% agreed that all neighbourhoods should have all types of housing, including social, supportive and co-operative housing
- Non-profit co-operatives are independent organizations where members own shares and pay for housing. These co-ops run at cost, meaning the housing fees cover expenses, making them more affordable than regular market housing.
- Social housing is owned by a non-profit or government agency, and at least 30% of the units are affordable for people with incomes at or below the limits set by BC Housing.