

From: "Mochrie, Paul" <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>

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

Date: 11/20/2024 3:57:18 PM

Subject: Memo Mayor & Council - New resource to help renters find below-market rental housing

Attachments: Council Memo to Mayor & Council - New resource to help renters find below-market rental housing.pdf

---

Dear Mayor and Council,

Please see the attached memo from Josh White regarding the new below-market rental webpage. A brief summary is as follows:

- The City has launched a new webpage to help renters more easily find below-market rental housing.
- Each listing includes detailed contact information, allowing renters to connect directly with building managers about vacancies or waiting lists.

Should you have any questions, please contact Josh White ([Josh.White@vancouver.ca](mailto:Josh.White@vancouver.ca))

Best,  
Paul

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



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱ ḵ y̱ m̱ (Musqueam), S̱ wxwú7mesh (Squamish), and s̱ lilw̱ ta̱ (Tsleil-Waututh) Nations.

## CONFIDENTIAL

## MEMORANDUM

November 20, 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: New resource to help renters find below-market rental housing

RTS #: N/A

---

The purpose of this memo is to introduce Council to the new Finding Below Market Rental Housing Webpage.

### OVERVIEW

The City has launched a new [webpage](#) to help renters more easily find below-market rental housing. The site features an interactive map that highlights all under-construction and completed apartment buildings offering below-market units resulting from the City's Below Market Rental (BMR) Policy. Each listing includes detailed contact information, allowing renters to connect directly with building managers about vacancies or waiting lists.

Although the City doesn't manage waitlists, the new webpage makes it easier to find affordable housing by providing a simple, user-friendly way to explore below-market rental options across

Vancouver. This tool will help residents more easily navigate the rental market and find affordable homes.

For several years the City has actively encouraged the development of below-market rental housing to address a significant gap for individuals who do not qualify for non-market housing but struggle to afford market-rate rentals. These units, offered by private developers in exchange for increased building density, are permanently secured at below-market rates, ensuring long-term affordability even when tenants move out.

Key features of below-market rental housing include:

- Permanently secured below-market rents.
- At least 35% of units are two- and three-bedroom homes.
- Affordability is maintained through legal agreements with private developers.
- No ongoing subsidies are required.
- Costs are cross-subsidized by the market-rate rental portion of each building.

The City has approved a significant number of below-market rental projects, including:

- 6 projects that have reached completion
- 15 projects currently under construction
- 37 projects that have received rezoning approval but not yet commenced construction.
- Furthermore, there are 55 rental projects undergoing an active rezoning.

In total, approximately 660 BMR units are either complete or under construction, and approximately 2,050 BMR units are in the development pipeline.

The newly launched [webpage](#) is another tool in the city's broader effort to make housing more accessible and affordable for all residents. 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 [dan.garrison@vancouver.ca](mailto:dan.garrison@vancouver.ca).



Josh White  
General Manager, Planning, Urban Design and Sustainability  
604.307.2263 | [josh.white@vancouver.ca](mailto:josh.white@vancouver.ca)