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

Date: 6/10/2025 8:30:40 AM

Subject: Upcoming information bulletin: Help shape Vancouver's Social Housing Initiative (June 10, 2025)

Attachments: Social Housing Initiative - Draft Village & Neighbourhood Centre Map.png
Council FAQ.pdf
COV-Social-Housing-Initiative-Poster-Emailer.pdf

Dear Mayor and Council,

I am writing to inform you that the City will be issuing the below information bulletin today (June 10) regarding a public engagement opportunity for a revised proposal for Vancouver's Social Housing Initiative.

The initial draft proposal was shared with the public and other interest holders in September 2024 as part of an earlier phase of engagement. Based on the feedback received and further analysis, City staff have developed an updated proposal that staff are now seeking input on.

In addition to sharing the information bulletin below, staff have also prepared a brief package with relevant Q&As (attached) that may be helpful to you in media interviews or conversations with stakeholders and constituents.

Supporting activities

In addition to the information bulletin below, staff have the following planned to support this engagement:

- Open houses in Kerrisdale, Champlain Heights, Trout Lake and a virtual session
- Information meetings with non-profits, advisory committees and other relevant stakeholders
- Email blasts to listservs
- Social media posts and digital advertisements
- Posters in community centres and libraries (attached)
- An updated project web page (ShapeYourCity.ca/Social-Housing), going live tomorrow

Please keep the news release embargoed until it goes live from the City media email accounts.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are

live.

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̍əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətaʔ (Tsleil-Waututh) Nations.

City of Vancouver
Information bulletin
June 10, 2025

Help shape Vancouver's Social Housing Initiative

The City of Vancouver is seeking public feedback on proposed updates to [Vancouver's Social Housing Initiative](#).

The revised proposal reflects earlier feedback received from the public and interest holders during the initial phase of engagement in late 2024, along with additional technical analysis. Input received during this round of engagement will help shape the final version of Vancouver's Social Housing Initiative, which will be presented to City Council for consideration in late-Q4 2025.

Vancouver's Social Housing Initiative is designed to accelerate the delivery of non-profit-led social and co-operative housing by streamlining the development process across the city. If approved, it would eliminate the need for individual rezonings for most social and co-operative housing projects—an often costly and unpredictable step. This would make it faster, cheaper and more efficient to deliver social housing in mid-rise and tower forms, depending on the neighbourhood type.

Eligible projects would still need to get a Development Permit, which includes in most cases notifying surrounding properties and neighbourhood groups and collecting public comments on the proposal.

Social housing serves a diverse population, including seniors on income assistance and others on low-to moderate- incomes. It encompasses various forms affordable housing, including:

- Social housing: subsidized housing designed for low- and moderate-income households. At least 30% of the units must be affordable for individuals or families earning at or below the Provincial Housing Income Limits. All units are owned by non-profit organizations or government entities. Social housing can also include supportive housing, which provides on-site supports and services to help residents maintain stable housing, and must meet [current guidelines](#).
- Co-op housing: independent, member-run organizations that provide housing to their members. Individuals become members by purchasing a share in the co-op and paying a monthly housing charge. Members actively participate in the management and governance of the co-op, working together to make decisions and maintain the community.

Vancouver's Social Housing Initiative supports one of the [Vancouver Plan's](#) big ideas: creating equitable housing and complete neighbourhoods. It works towards creating more inclusive neighbourhoods and addressing the significant shortage of affordable homes in Vancouver.

What's changed in the updated proposal

- Updated map where social housing projects could be built without site-by-site rezoning (map attached).
- Increased height limits for tower-form social housing to allow more flexibility across various types and sizes of sites. Development guidelines will apply to new buildings, which provide direction on things such as tower spacing, amenity and open space, and interface with the public realm.
- Additional guidance on proposed rezoning policy for unique and large sites, including an updated map that integrates the existing [rezoning policy for social housing](#) with this new

- initiative, helping to streamline social housing policies city-wide.
- Conservation of the existing Champlain Heights forest & trail system will be included as part of this initiative.

Key benefits of Vancouver's Social Housing Initiative

- Faster approvals by removing the need for individual rezonings
- Lower costs and reduced uncertainty for non-profit developers
- More inclusive neighbourhoods with housing options for a range of income levels
- Support for provincial and regional housing goals

Get involved and share your feedback:

Join us at one of our upcoming in-person or virtual information sessions to learn more and share your input:

- Champlain Heights Community Centre (3350 Maquinna Drive) – June 19, 2025; 5 – 7 pm
- Kerrisdale Community Centre (5851 West Boulevard) – June 24, 2025; 5 – 7 pm
- Virtual Session – June 25, 2025; 6 – 7:30 pm
- Trout Lake Community Centre (3360 Victoria Drive) – June 26, 2025; 5 – 7 pm

For more information about the updated proposal, fill out the survey between June 10 and July 8, or to register for the virtual information session, please visit: <https://www.shapeyourcity.ca/social-housing>.

Background

The [Vancouver Plan](#) is the City's unified city-wide land-use vision, aimed at creating a more livable, affordable, and sustainable urban environment for all residents. Adopted by City Council in July 2022, the Plan's focus is on three Big Ideas identified through a multi-year public engagement process: creating more equitable housing and complete neighbourhoods, an economy that works for all, and climate protection and restored ecosystems. Informed by the Plan's three core principles of Reconciliation, equity and resilience, implementation is currently underway.

As part of the Vancouver Plan implementation, City staff are developing an [Official Development Plan](#) (ODP) with a draft expected for public review in late 2025. Another key initiative is the [Villages](#)

[Planning Program](#), approved in October 2024, which focuses on 17 of 25 identified Villages to expand housing options (including 3- to 6-storey apartments, townhouses, and multiplexes), prioritize rentals, and improve local shopping areas. Public engagement took place from late 2024 through early 2025 with additional consultation planned for late 2025 and a draft plan expected in spring 2026. To find out more about both initiatives, visit the City's [webpage](#).

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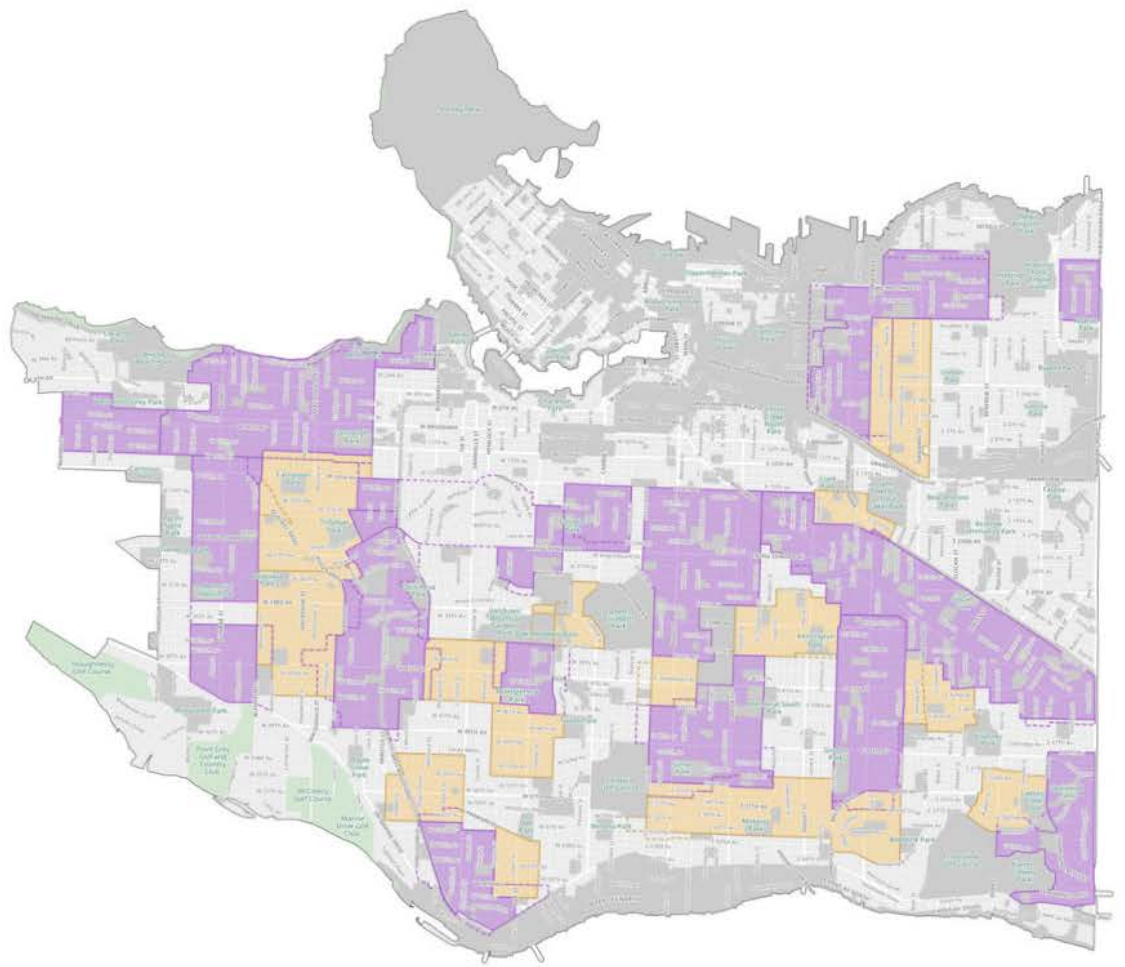
Media contact:
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DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES

- Social housing generally
15-20 storeys in future
Vancouver Plan
Neighbourhood Centres
- Social housing up to 6
storeys in future
Vancouver Plan Villages
- Previous Social Housing
Neighbourhood Centre
boundary
- Previous Social Housing
Village boundary

EXCLUSIONS

- Community serving sites
and institutions (schools,
hospitals, community
centres, cemeteries),
industrial zones, and
parks



Vancouver's Social Housing Initiative (VSHI): Council FAQ

Q1: Who is this housing for?

A1: Social housing in Vancouver supports a diverse group of people—including seniors, families and those transitioning out of homelessness—especially those facing high housing costs. It helps create mixed-income communities by allowing households with varying income levels to live in the same building. Many Vancouver households currently spend 30% to over 50% of their income on housing. This proposal promotes geographic equity in Vancouver by creating opportunities for new social and co-op housing to be developed beyond the downtown peninsula and across all neighbourhoods.

Q2: What were the results of the first round of engagement? Was the public supportive of the initiative?

A2: From September 18 to December 4, 2024, City staff conducted public and interest holder engagement on its Social Housing Initiative, generating over 121,500 public and stakeholder interactions. Of the feedback received, 60% supported the initiative, 22% were mixed, and 18% were opposed. Supporters stressed the importance of expanding social housing across all neighborhoods, not just the Downtown Eastside. Fast-tracking mixed-income housing projects was seen as essential to maintaining a functioning city where workers can afford to live. Full engagement report can be found [here](#).

Q3: How affordable will these projects be? Why is the definition of social housing only a minimum 30% affordable?

A3: We've set minimum affordability levels to make sure these homes actually get built — if we made the requirements too strict, fewer non-profit housing projects would happen, and we're already facing a big shortage.

In many buildings, the more affordable units are made possible because some units rent at slightly higher, but still below-market, rates. This helps cover the costs and keeps the whole project going while also providing for mixed-income communities.

These homes will become more affordable over time as they follow a rent-geared-to-income model. Since they're owned by non-profits (not trying to make a profit), as the mortgage is paid off, rents can go even lower.

Also, many projects go beyond the minimum right from the start if they can secure funding from senior government. Out of 86 social housing projects approved since 2017, over 60% of the units were rented at or below deeply affordable levels — including nearly a quarter at shelter-level rents.

Q4: If the requirement for a rezoning is removed, how will the public have any input into what gets built in their neighbourhood?

A4: Vancouver's Social Housing Initiative is a City-led rezoning. In addition to the two phases of public engagement, as part of the City's standard process, members of the public will be able to provide their input on the proposal at a public hearing. If Council approves the proposal following the public hearing, individual projects in areas included in the proposal will not have separate public hearings as rezoning will have already occurred. This would help speed up the delivery of urgently needed non-profit and co-op housing.

However, this doesn't mean the public won't be able to provide input about specific projects. Every project will still go through a development permit process, where:

- Nearby residents and community groups are notified and can provide feedback.
- City staff may also seek advice from expert panels, like the Urban Design Panel, depending on the project.

Q5: How have you addressed the concerns expressed by the residents of Champlain Heights?

A5: While some sites within Champlain Heights would be eligible for redevelopment without site-by-site rezoning, larger sites of two acres or more would require site-specific rezoning because these larger sites require special consideration to maximize the opportunity to add more housing, amenities and open and natural space. To support this, the proposal includes a rezoning policy that creates an additional pathway for unique projects and fosters partnerships aimed at bringing equity to large social housing redevelopments. Additionally, to protect the existing Champlain Heights forest and trail system, any new social housing built must consider the existing trails and ensure there's a buffer between the forested area and any new buildings.

Q6: Will there be any non-residential uses allowed in these buildings?

A6: Yes, the proposal is specifically designed to support the inclusion of non-residential uses such as childcare and cultural spaces with the goal of helping to create complete, well-rounded communities.

Q7: When did Council direct staff to do this work?

A7: Staff received direction on this work through the following Council approved motions and policies:

- Council Motion: [Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood](#) (Dec 2022); direction to allow social

housing without a rezoning in every neighbourhood & consider additional density in lower density areas

- Council Motion: [Accelerating Housing Delivery Through Transformative Change](#) (Oct 2023); direction to speed up work on the Dec 2022 motion
- [Vancouver Plan](#) (2022): Directions to increase supply of non-market housing through land use policy and zoning approaches including city-initiated rezonings; enable social housing off major streets and near transit, green spaces, schools, and other amenities
- [Housing Vancouver 3-Year Action Plan](#) (2024); direction to significantly increase the supply of social and supportive housing, and support the growth of the non-profit housing sector through proactively zoning for this housing in every neighbourhood [Seniors Housing Strategy](#) (2024) & [Older Persons Strategic Framework and 2025 Early Actions](#) (2025); direction to streamline the development of seniors social housing within neighbourhoods throughout the city through pre-zoning

Q8: What are the different types of non-market housing enabled under this proposal?

A8: Non-profit housing organizations or government organizations (e.g. BC Housing, City of Vancouver Non-Market Development Office) could bring forward projects under this initiative that include:

- **Social Housing:** Subsidized housing for low and moderate-income households. At least 30% of the units are affordable for people earning at or below the Provincial Housing Income Limits (HILs). All units are owned by non-profits or the government, and rents are based on income.
- **Supportive Housing:** Subsidized housing that provides on-site supports and services to help individuals maintain stable housing. Support may come from staff located on-site or through external outreach programs. Supportive housing can take several forms: entire buildings dedicated to supportive units, mixed social housing buildings with some supportive units, or individual apartments in the private market with rent supplements.
- **Co-operative Housing:** Housing provided by independent, member-run organizations. Members buy a share in the co-op and pay a monthly housing charge. They actively participate in managing the co-op and make decisions about how it is governed.

Q9: What are some examples of supportive housing projects that could be approved under this initiative?

- **Kwayatsut Supportive Housing:** Located at 2465 Fraser Street, this building opened in 2015 and includes 103 homes operated by the Vancouver Native Housing Society. It also houses the Broadway Youth Resource Centre, run by the Pacific Community Resource Society, where tenants can access a range of community-based services including mental and physical health care, addictions support, household and meal preparation assistance, money management, and community living skills programs. **Neighbourhood: Mount Pleasant**
- **Co-Here Housing:** Located at 1723 Victoria Drive, this housing development opened in 2018 and offers 18 homes for people who are homeless or at risk of homelessness, as well as 8 homes for individuals with low to moderate incomes. It is operated by the Salsbury Community Society. **Neighbourhood: Grandview-Woodland**
- **Dunbar Apartments:** Located at 3595 W 17th Ave, this development opened in 2015 and offers 51 affordable, supportive apartments operated by Coast Mental Health for adults living with mental health challenges who are homeless or at risk of homelessness. In partnership with St. George's Place Housing Society, four apartments are reserved for individuals with physical disabilities. Additionally, five apartments are designated for Jewish individuals in need of support, managed through Yaffa Housing Society. **Neighbourhood: Dunbar**

Q10: How does this initiative interact with the Mayor's motion "Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity" (February 2025)?

A10: The [Implementation Note \(March 13, 2025\)](#) provides direction on how this motion will be implemented by staff.

In short, the motion asks staff to temporarily focus City land and funding on new supportive housing projects that replace existing SRO buildings or TMH projects. This will continue until there is progress in adding more homelessness response housing across the region.

The following types of projects are **NOT** impacted by the temporary pause:

- Projects already in progress or with confirmed funding from senior government or the City.
- Vancouver Coastal Health projects related to Road to Recovery or health-care housing like complex care or long-term care.

- Future supportive housing projects that replace existing ones or add more units to current sites.
- Supportive housing for seniors, women and families, and youth aging out of care.
- Social housing that offers occasional support to help people keep their homes.
- Applications submitted to the City within six months of the motion being passed.

Q11: Could we see another project like the one at Arbutus/8th Avenue proceed under this initiative because it won't need Council approval or public input?

A11: Since this is a City-owned site, any new proposals will follow the approach outlined in the [implementation note](#), which limits consideration to projects that replace existing SRO units with self-contained supportive housing or replace Temporary Modular Housing with permanent supportive housing (see exemption list above).

HELP SHAPE VANCOUVER'S SOCIAL HOUSING INITIATIVE

The City of Vancouver is advancing the Social Housing Initiative, which aims to address the urgent need for affordable housing by updating zoning regulations to allow mixed-income social, supportive and co-operative housing citywide without rezoning.

Following public engagement in September 2024, the proposal has been refined based on community input and further analysis. The City is now seeking additional feedback before presenting the final version to Council.

We encourage your participation!

Visit the project website at shapeyourcity.ca/social-housing to view the proposal, sign up for updates, submit comments and ask questions.

Attend an in-person information session (no registration required):

Thursday, June 19, 2025, 5–7 pm

Champlain Heights Community Centre
3350 Maquinna Drive

Tuesday, June 24, 2025, 5–7 pm

Kerrisdale Community Centre
5851 West Boulevard

Thursday, June 26, 2025, 5–7 pm

Trout Lake Community Centre
3360 Victoria Drive

And also online:

Wednesday, June 25, 2025, 6–7:30 pm

Join our virtual information session



Visit the project website for more information
and to register for the virtual session:

shapeyourcity.ca/social-housing

