

File No.: 2026-006

March 17, 2026

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 writing regarding your request of December 29, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

List of all approved and enacted rezonings with BMR units, with number of BMR units, and applicable maximum rent category (related to CMHC average rent) for each rezoning, including developments that have been completed or are under construction. Date range: October 1, 2025 to December 28, 2025.

All responsive records are attached.

Please note, Planning, Urban Design & Sustainability (PDS) staff have confirmed the list is of below-market rental projects that have been approved, enacted, under construction, or completed since below-market rental policies were introduced in 2019 and reflects information as of December 31, 2025. They have also confirmed that Development status is defined as follows: "Approved" refers to projects approved by Council at Public Hearing that have not yet started construction; "Enacted" refers to projects with implemented zoning bylaws that have not yet started construction; "Under Construction" refers to projects that have been issued a Stage 1 building permit; and "Completed" refers to projects that have been issued an occupancy permit.

PDS also noted the 'unit counts' and 'applicable maximum rent' categories may change throughout the development process. Total unit counts may be adjusted through applicant-initiated rezoning text amendments or when plans are revised during the development permit and building permit application stages. Maximum rent categories for below-market rental units are recorded at public hearing approval, but may be revised through applicant-initiated rezoning text amendments or under the recently approved Rental Development Relief Program.

Lastly, the maximum rents approved at the public hearing are calculated based on data from the most recent CMHC Rental Market Report. These rents are allowed to be adjusted at the time of initial occupancy to reflect updated data from the newest CMHC Rental Market Report at the

time of occupancy permit issuance. This rent information is further verified after occupancy through the Housing Agreement Monitoring, Enforcement, and Compliance (HAMEC) process to ensure applicants comply with applicable regulations.

Under Part 5 of the Act, 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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2026-006); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

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List of Rezoning Projects with Below-Market Rental Units Approved, Enacted, Under-construction, or Completed as of December 31, 2025

ADDRESS	Status	Gross Total Rental Units	Estimated Below-Market Units	Affordability level
701 Kingsway / 702 E 15th Ave	Enacted	200	37	10% below CMHC city-wide average
2005-2045 W 49th Ave	Approved	129	26	10% below CMHC city-wide average
4975-4997 Joyce St / 4975 Joyce	Approved	408	41	15% below CMHC city-wide average
3362-3386 Vanness Avenue and 3347 Clive Avenue / 3360-3384 Vanness Ave / 3362 VANNESSE	Enacted	679	68	15% below CMHC city-wide average
5055 Joyce St / 5083 Joyce	Under Construction	360	10	20% below CMHC city-wide average
540 W 65th Ave and 8120-8168 Lord	Approved	146	5	20% below CMHC city-wide average
325-343 W 41st Ave / 5696 ALBERTA ST	Enacted	101	10	20% below CMHC city-wide average
2133 Nanton Ave and 4189 Yew (Block A and B)	Complete	111	13	20% below CMHC city-wide average
357-475 W 41st Ave / 475 W 41st Ave	Under Construction	439	72	20% below CMHC city-wide average
2225 W 8th Ave	Approved	231	38	20% below CMHC city-wide average
2543 - 2583 Renfrew St (2895 E 10th)	Complete	103	18	20% below CMHC city-wide average
1956-1990 Stainsbury Ave (1986 Stainsbury)	Complete	80	14	20% below CMHC city-wide average
3231-3245 Fraser St and 675 E 17th Ave / 689 E 17th Avenue	Enacted	110	20	20% below CMHC city-wide average
1676 W 11th Ave	Approved	176	32	20% below CMHC city-wide average
2158-2170 W 1st Ave / 2158 W 1st Ave	Approved	185	34	20% below CMHC city-wide average
1111-1123 Kingsway (3572 Glen Dr)	Complete	139	26	20% below CMHC city-wide average
523-549 E 10th Ave / 551 E 10th Ave	Enacted	176	33	20% below CMHC city-wide average
5630-5668 Heather	Enacted	183	35	20% below CMHC city-wide average
1960 W 7th Ave	Enacted	183	35	20% below CMHC city-wide average
2175 W 7th Ave	Enacted	182	35	20% below CMHC city-wide average
5562-5688 Manson / 5570 Manson St	Under Construction	404	78	20% below CMHC city-wide average
427-449 W 39th Ave / 433 W 39th Ave	Under Construction	176	34	20% below CMHC city-wide average
1977 W 41st Ave and 5688 Maple St	Under Construction	77	15	20% below CMHC city-wide average
1726 W 11th Ave	Enacted	282	55	20% below CMHC city-wide average
1245-1265 W 10th Ave	Approved	164	32	20% below CMHC city-wide average
469-483 E 10th Ave / 469 E 10th Ave	Approved	138	27	20% below CMHC city-wide average
5526-5592 Granville St / 5526 GRANVILLE	Approved	158	31	20% below CMHC city-wide average
1364 W 11th Ave	Approved	178	35	20% below CMHC city-wide average
5504-5536 Victoria Dr / 5504 Victoria Dr / 2008 E 39TH AVENUE	Under Construction	71	14	20% below CMHC city-wide average
1477 W Broadway (2488 Granville St)	Complete	223	44	20% below CMHC city-wide average
2010 Harrison	Enacted	76	15	20% below CMHC city-wide average
270 E 13th Ave	Approved	167	33	20% below CMHC city-wide average
1190 W 10th Ave	Approved	172	34	20% below CMHC city-wide average
1045 W 14th Ave	Approved	202	40	20% below CMHC city-wide average
1171 W 12th Ave	Approved	111	22	20% below CMHC city-wide average
1855 W 2nd Ave	Approved	171	34	20% below CMHC city-wide average
2090 W 1st Ave	Approved	176	35	20% below CMHC city-wide average
2096 W Broadway & 2560-2576 Arbutus St	Approved	256	51	20% below CMHC city-wide average
4545 W 10th Ave	Approved	571	114	20% below CMHC city-wide average
816-860 W 13th Ave and 2915-2925 Willow St / 2915 WILLOW / 816 W 13TH AVENUE	Approved	354	71	20% below CMHC city-wide average
445 Kingsway / 445 Kingsway and 2935 St George St / 451 Kingsway	Enacted	236	47	20% below CMHC city-wide average
2406-2484 Renfrew St / 2406 RENFREW	Enacted	180	36	20% below CMHC city-wide average
5-15 W 2nd Ave (5 W 2ND Ave)	Under Construction	125	25	20% below CMHC city-wide average
2015 Main St and 190 E 4th Ave	Approved	210	42	20% below CMHC city-wide average
2156-2172 W 14th Ave	Approved	170	34	20% below CMHC city-wide average
2535 Carolina St and 557-569 E 10th Ave	Approved	150	30	20% below CMHC city-wide average
1434-1456 W 8th Ave / 1434 W 8th ave	Enacted	154	31	20% below CMHC city-wide average
2267-2275 W 7th Ave	Approved	190	38	20% below CMHC city-wide average
215-229 E 13th Ave	Approved	193	39	20% below CMHC city-wide average
1665-1685 W 11th Ave	Approved	190	38	20% below CMHC city-wide average

List of Rezoning Projects with Below-Market Rental Units Approved, Enacted, Under-construction, or Completed as of December 31, 2025

188 E 5th Ave (2111 Main)	Enacted	446	89	20% below CMHC city-wide average
45 E 16th Ave	Approved	145	29	20% below CMHC city-wide average
1270-1290 W 11th Ave /	Approved	155	31	20% below CMHC city-wide average
1401-1455 E 49th Ave & 6363 Lanark St/1401 E 49th Ave	Approved	87	17	20% below CMHC city-wide average
254 E 12th Ave	Approved	145	29	20% below CMHC city-wide average
5770-5790 Granville St/5770 GRANVILLE	Approved	67	13	20% below CMHC city-wide average
3701-3743 W Broadway (3709 W Broadway)	Under Construction	164	33	20% below CMHC city-wide average
396 E 2nd Ave	Approved	273	55	20% below CMHC city-wide average
5755-5791 Oak St and 1008 W 41st Ave / 1025 W 42nd St	Under Construction	357	72	20% below CMHC city-wide average
1649 E Broadway	Complete	114	23	20% below CMHC city-wide average
3600 E Hastings St / 444 Kootenay St	Complete	94	19	20% below CMHC city-wide average
5350-5430 Heather St / 5380 Heather St	Under Construction	351	71	20% below CMHC city-wide average
3680 E Hastings St (435 Boundary Road)	Complete	118	24	20% below CMHC city-wide average
461-479 E 16th Ave / 461 E 16TH AVE	Approved	211	43	20% below CMHC city-wide average
2180 W 6th Ave	Approved	166	34	20% below CMHC city-wide average
1770 W 12th Ave	Approved	263	54	20% below CMHC city-wide average
1365 W 12th Ave	Approved	97	20	20% below CMHC city-wide average
2110 W 5th Ave	Approved	160	33	20% below CMHC city-wide average
1805 Larch St (1807 Larch)	Complete	63	13	20% below CMHC city-wide average
3609-3687 Arbutus St / 3619 Arbutus St / 3681 Arbutus St	Complete	116	24	20% below CMHC city-wide average
277-291 W 42nd Ave / 277 W 42nd Ave	Under Construction	211	44	20% below CMHC city-wide average
325-341 W 42nd Ave / 5780 Alberta St	Complete	215	45	20% below CMHC city-wide average
2603-2655 Renfrew St (2892 E 10th Ave)	Complete	81	18	20% below CMHC city-wide average
1296 W Broadway (2538 Birch St)	Under Construction	258	58	20% below CMHC city-wide average
3084 W 4th Ave	Approved	35	8	20% below CMHC city-wide average
4635-4675 Arbutus St / 4635 Arbutus St	Enacted	73	17	20% below CMHC city-wide average
475 W 42nd Ave / 477 W 42nd	Under Construction	124	29	20% below CMHC city-wide average
929 W 41st Ave / 949 W 41st Ave / 989 W 41st Ave	Approved	180	45	20% below CMHC city-wide average
500 - 650 West 57th Ave	Enacted	315	99	20% below CMHC city-wide average
4949-5255 Heather St and 657 W 37th Ave / 620 W 35th (Parcel B) / 4949 Heather St	Enacted	409	87	25% below CMHC city-wide average
689 W 35th Ave	Enacted	42	12	25% below CMHC city-wide average
1780 E Broadway	Approved	1044	104	CMHC city-wide average
650 W 41st Ave	Enacted	413	94	Starting BMR rents defined as initial 2017 MIRHPP rates (below), but may be increased annually from 2017 until initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the Residential Tenancy Act Studio: \$950/month 1-bed: \$1,200/month 2-bed: \$1,600/month 3-bed: \$2,000/month
622 SW Marine Dr / 8433 Ash St	Under Construction	575	110	Two types of BMR: 1. Non-profit-operated: 2-bed: 23% below CMHC city-wide average 3-bed: 25% below CMHC city-wide average 2. Applicant-operated BMR: studio: 15% above CMHC city-wide average 1-bed: 15% above CMHC city-wide average 2-bed: city-wide average city-wide average
1068-1090 Burnaby St	Under Construction	300	58	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)
1065 Pacific St	Enacted	178	35	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)
1332 Thurlow St and 1065 Harwood St / 1099 Harwood St (1065 Harwood St)	Under Construction	279	56	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)
1066-1078 Harwood St / 1098 Harwood St (1066 Harwood St)	Under Construction	278	56	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)

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1040-1080 Barclay St	Under Construction	637	137	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)
1045 Burnaby St	Under Construction	170	37	WE BMR rates (70% at 20% below CMHC city-wide average, 30% at 50% below CMHC neighbourhood average)
1055 Harwood	Approved	269	52	WE BMR rates (80% at 20% below CMHC city-wide average, 20% at 50% below CMHC neighbourhood average)