



AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY

Authority - Director of Planning

Effective October 4, 2012

Amended December 2, 2013, April 20, 2016, and October 11, 2017, and June 20, 2018

On October 3, 2012, City Council approved the Affordable Housing Choices Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types to be tested for potential wider application that will provide ongoing housing opportunities. Please see report to City Council at the following link: <http://former.vancouver.ca/ctyclerk/ccclerk/20121002/documents/rr2.pdf>.

The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications to be considered under this interim policy.

On June 20, 2018, Council removed the maximum cap of 20 rezoning applications to be considered under this policy. Full enquiry submissions for rental housing projects will be processed until March 31, 2019. These changes are intended to be an interim measure to better meet the new Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027). Staff will be undertaking a review of the Affordable Housing Choices Interim Rezoning Policy in conjunction with the Secured Market Rental Housing Policy “Rental 100”, with a report back to Council on the results of these policies, as well as recommendations for improvements in the spring of 2019.

The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street. As this spacing requirement was added by Council when the policy was approved in 2012, it does not appear in the report at the above web link.

How to find out if a site is eligible for the Affordable Housing Choices Interim Rezoning Policy

Locations where the Affordable Housing Choices Interim Rezoning Policy can be considered are provided in Section 2, below. To confirm the eligibility of a particular site, contact the Planning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

Criteria Established For Interim Rezoning Policy for Affordable Housing Choices

The intent of the Affordable Housing Choices Interim Rezoning Policy is to encourage innovation and enable real examples of ground-oriented and mid-rise affordable housing types to be tested for potential wider application that will provide ongoing housing opportunities. This policy will demonstrate the “transition zone” concept identified by the Task Force, where ground-oriented affordable housing types provide a transition between higher density arterial streets and single-family areas.

Rezoning applications will be considered when the following criteria regarding affordability and form of development are met:

1. Affordability

Projects must demonstrate an enhanced level of affordability beyond that provided through the delivery of a generally more affordable housing type alone. Applicants will be expected to demonstrate their ability to maximize the level of affordability in the project. Projects that would be considered must meet one of the following affordability criteria:

- where 100% of the residential floor space is rental housing;
- where units are sold for at least 20% below market value and include a secure mechanism for maintaining that level of affordability over time (e.g. resale covenant, 2nd mortgage, etc.);
- innovative housing models and forms of tenure such as co-housing, when they can demonstrate enhanced affordability as determined by the City;
- where a Community Land Trust model is employed to secure increasing affordability over time.

AND

2. Location and Form of Development

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

	Location	Form of Development	as shown
A.	Sites fronting an arterial street that is on Translink’s Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on Map 1
B.	Sites within approximately 100 metres (i.e. 1½ blocks) of an arterial street.	Ground-oriented forms up to 3½ storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments	light blue areas on Map 1

This policy applies to all areas of the city except those that have recently adopted community plans or are currently undergoing community planning. It also does not apply to industrial areas or to zoning districts which already permit building heights greater than six storeys (except that projects already under consideration in these districts on April 20, 2016 will continue to be considered).

Map 1: Locations of sites that can be considered under the Affordable Housing Choices Interim Rezoning Policy

