MEMORANDUM

July 31, 2020

TO: Mayor and Council

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Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Civic Engagement and Communications Director
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FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Staff Response to Council Motion Recalibrating the Housing Vancouver Strategy Post-Covid 19, RTS 013971

This memo is a response to the Motion *Recalibrating the Housing Vancouver Strategy Post-Covid 19*, approved by Council on May 27th, 2020, calling on staff to report back with data and analysis related to the Housing Vancouver Strategy (2017-2027) and associated targets. The full motion is attached (Appendix D). Staff have provided data and analysis requested in the motion, subject to data availability and analysis constraints. Further data and analysis will be provided as part of ongoing *Housing Vancouver* and *Vancouver Plan* updates. The following cover memo (pp. 1-12) provides background and context as well as high level analysis of key findings from the data requested. Full data in response to the specific itemized data requests within the motion is provided in the appendices (pp. 13 – 49). This memo will be posted on the City's website and be accessible to members of the public.

The housing data compiled in response to Council's motion is foundational to work underway as part of the Vancouver Plan and the review of the Metro Regional Growth Strategy. As part of these planning efforts, estimates on population growth, housing, employment/ jobs are being developed in planning out to 2050. These estimates are based on Census and BC Statistics data as well as municipal and regional policy and plans as coordinated through Metro Vancouver (for reference purposes).

The Housing Vancouver targets are different from these estimates as they are aspirational and reflect the type of housing needed in relation to local incomes while incorporating housing development already in the pipeline (as explained in detail in Appendix C).

Overall, the data requested by Council serves as an excellent foundation as we move forward to engage communities in creating the Vancouver Plan. Looking towards the future, a paradigm shift may be required in our approach to addressing housing affordability challenges. Staff will be examining housing supply trends to ensure that the right supply is aligned with targets, population growth, and income based demand. There is also a need to reconcile new housing approaches with the City's ability to fund growth related amenities and infrastructure.

1. Background and Context

Vancouver's Current Housing and Affordability Crisis

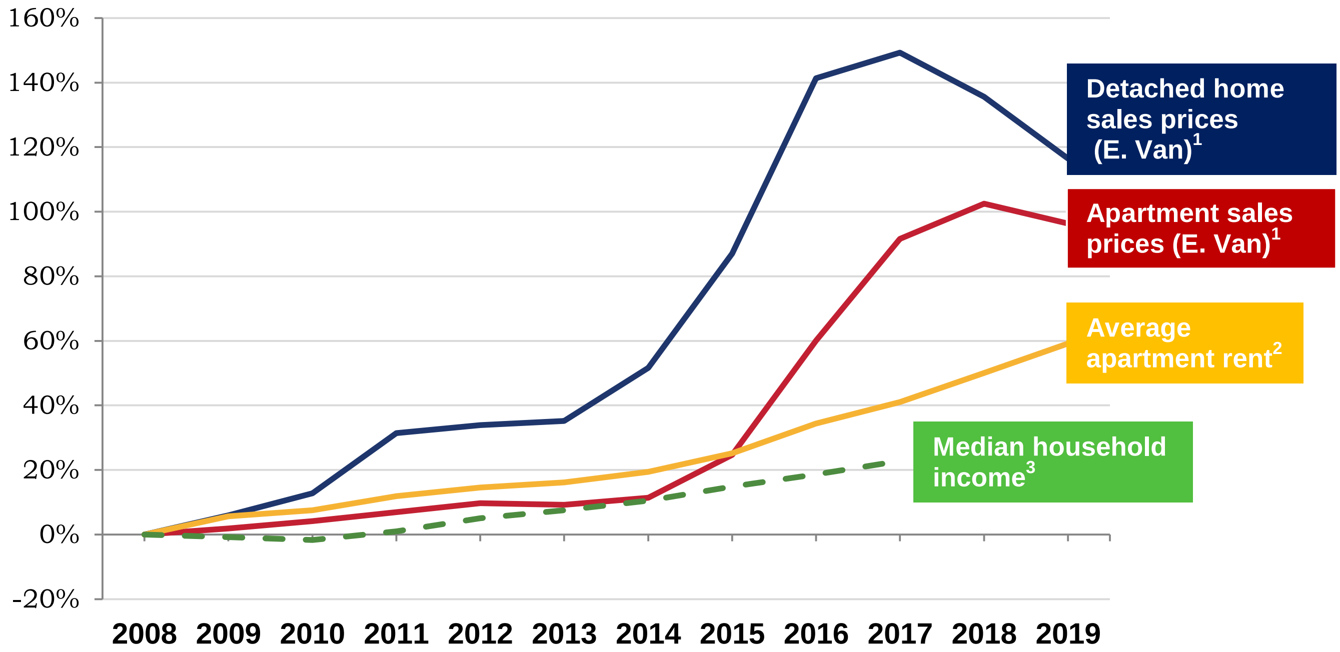
The annual population growth rate over the last 20 years has been generally consistent at 1% growth per year. From 2011 to 2016, Vancouver had an average annual population growth of 5,500.

The Housing Vancouver housing target of 7,200 units annually is higher than population growth – however analysis revealed there was a very high number of condominium units in the existing development pipeline. These condominium units are not affordable to the majority of households in Vancouver. In order to shift to the right supply, the targets include an additional 4,200 units (annually) of rental, social/supportive/co-op, and ground-oriented housing to better match housing to local incomes and better address the housing crisis.

Over the past several decades, two key dynamics in our housing system have contributed to the growing housing crisis in Vancouver. First, the withdrawal of federal support for both rental and social/co-op housing in the 1980's and 1990's, coupled with the introduction of strata property legislation, led to a dramatic decline in the supply of affordable housing by the private and government/community-based housing sectors. Second, the use of housing as an investment vehicle rather than a home increased significantly in Vancouver throughout the 2000's and 2010's. Prior to the introduction of the Empty Homes Tax at the local level, as well as Provincial Foreign Buyer's and Speculation Taxes, the Canadian Housing Statistics Program found that up to 20% of new condominium units in Vancouver were purchased by non-residents of Canada.

These and other related factors have contributed to a significant and growing gap between housing prices and local incomes over the past 10 years across all housing types in the City (Figure 1).

Figure 1: Percentage Change in housing costs and median income from 2008 levels, 2008-2019

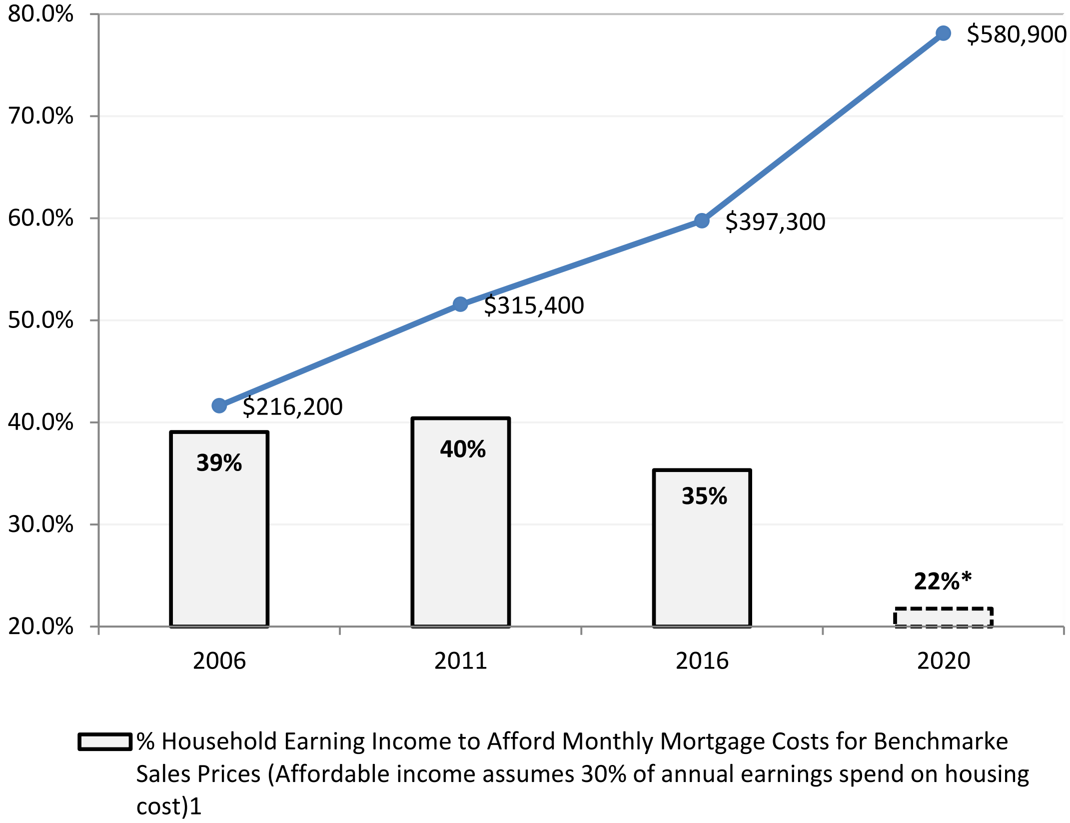


Sources:

1. *Benchmark prices from MLS Home Price Index. All data for Vancouver East in October of each respective year.*
2. *CMHC 2018 Rental Market Report.*
3. *Source: Statistics Canada Income Statistics Division, 2016. Median Income is shown for all family units*

The widening gap between incomes and housing costs has significantly impacted the ability of existing and new residents to afford ownership housing. Figure 2 shows the share of households able to afford the cost of ownership currently compared to 10 years ago.

Figure 2: Affordability of Ownership from 2006-2020: Share of Total Households Earning Income to Afford the Benchmark Sales Price of an Eastside Condominium



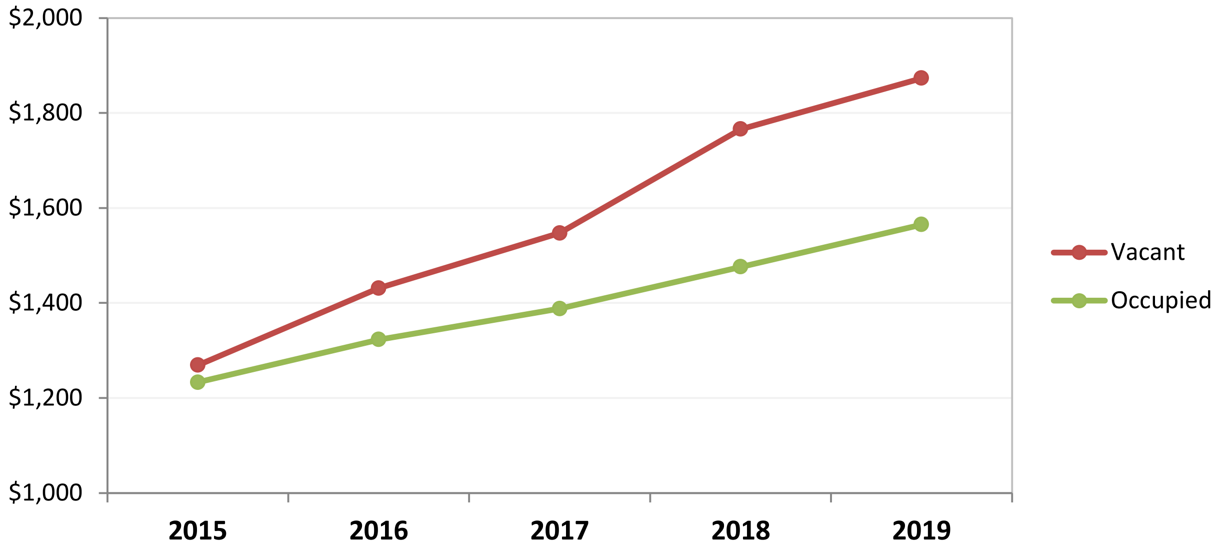
Note:
**Percentage of households earning income to afford ownership in 2020 was based on data from Census 2016*

Sources:

1. *Mortgage costs are based following assumptions: MLS benchmark sales prices of apartment units in Vancouver Eastside, 10% down payment, 5-year average mortgage rates by year as per the Bank of Canada, 25-year amortization, $monthly strata fees and monthly City of Vancouver property taxes by year.*
2. *Census 2006-2016, Statistics Canada*

The rising cost of ownership means that an increasing number of new households are renting instead of owning. This puts pressure on rents in newly-vacated units compared to units already occupied by an existing renter, as demonstrated by Figure 3. In 2019, the average rent for a newly-vacated unit in the City was 20% higher than the rent for an occupied unit.

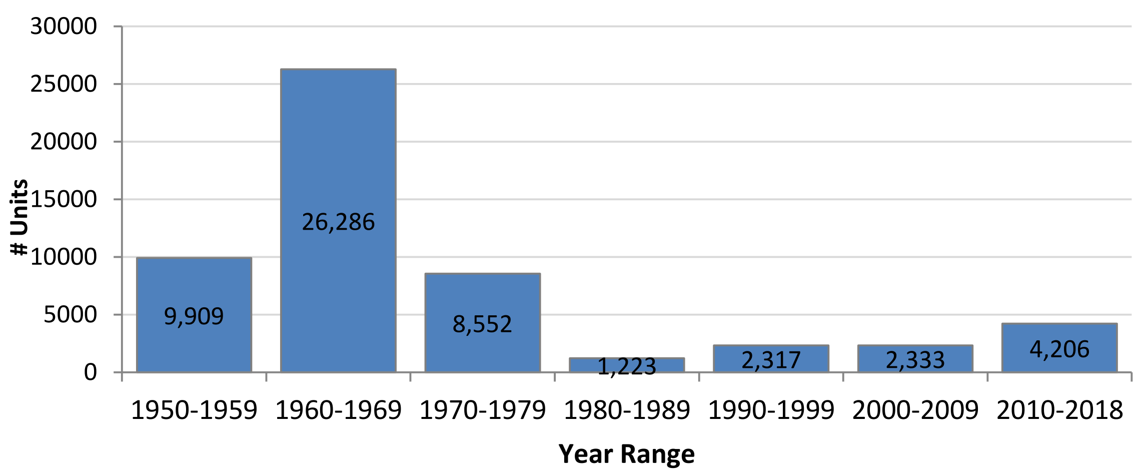
Figure 3: Average Rent Increases over the last 5 Years: Rents in Vacant Vs. Occupied Rental



Source: *CMHC Market Rental Report 2015-2019*

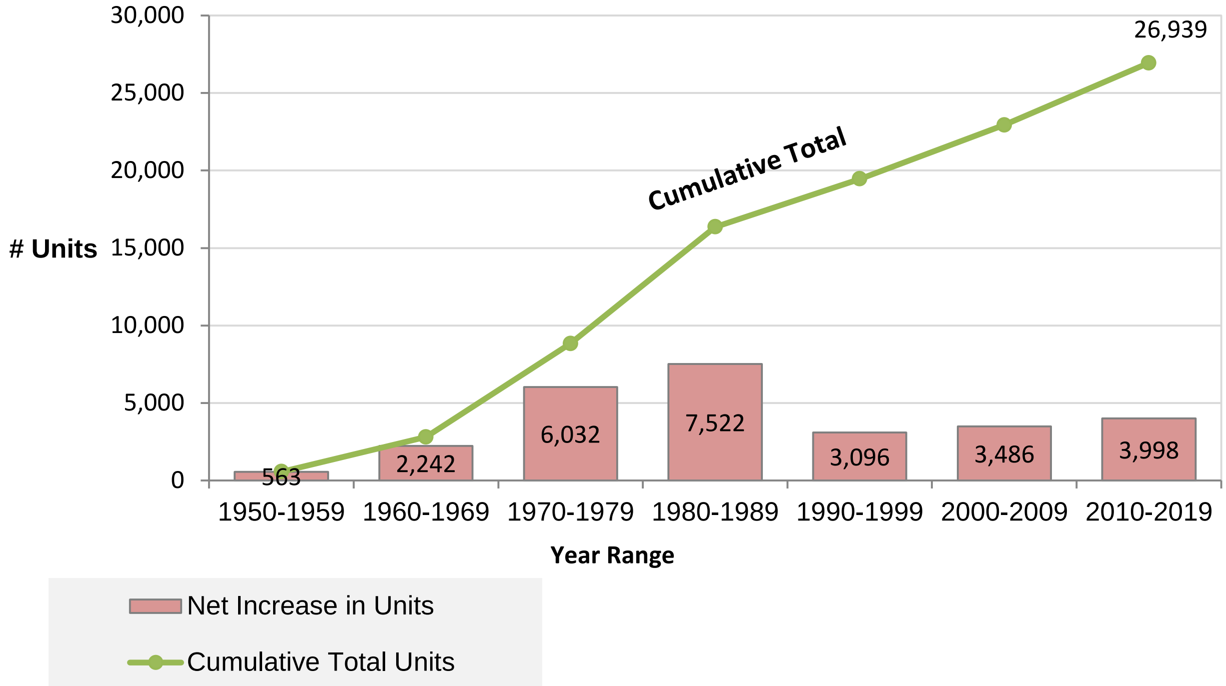
A significant challenge is the very low level of new purpose-built rental and social housing constructed in recent decades. The majority of Vancouver's purpose-built rental was constructed prior to 1980, supported by federal tax incentives and an environment in which more profitable strata housing was only starting to be a viable development option. Figures 4 and 5 show purpose-built rental housing and social housing completions and approvals over past decades.

Figure 4: Completed Purpose-Built Rental Housing Units Over Time in the City of Vancouver



Source: *CoV Market Rental Inventory 2018*

Figure 5: Change in Non-market Housing Stock Over Time in The City of Vancouver



Source: *CoV Non-Market Rental Inventory 2019*

Vancouver's current housing strategy, Housing Vancouver, has the goal of ensuring that housing in the city can support a growing, diverse, and vibrant population today and into the future. This goal is supported by three key aims: shifting new housing supply in Vancouver toward new rental, social, and ownership forms of housing that meets the needs of local residents; protecting and reinvesting in existing affordable housing; and supporting residents facing the greatest housing insecurity and need.
These goals are supported by strategies and actions set out in the Strategy document and 3-year Action Plan, as well as the 10-year Housing Vancouver Targets (see Appendix C for background on Housing Vancouver Targets). Updates to Council are provided in an annual Housing Vancouver Progress Report and Data Book. Appendix C contains further discussion on the Housing Vancouver strategy and targets.

Staff will be undertaking further examination of Housing Vancouver targets through the Vancouver Plan to assess current trends, projects, needs and opportunities related to incomes, growth, and housing supply.

2. Overview of Trends

The motion *Recalibrating the Housing Vancouver Strategy Post-Covid 19* directs staff to provide Council with data on historical housing, population, and development trends, as well as future projections.

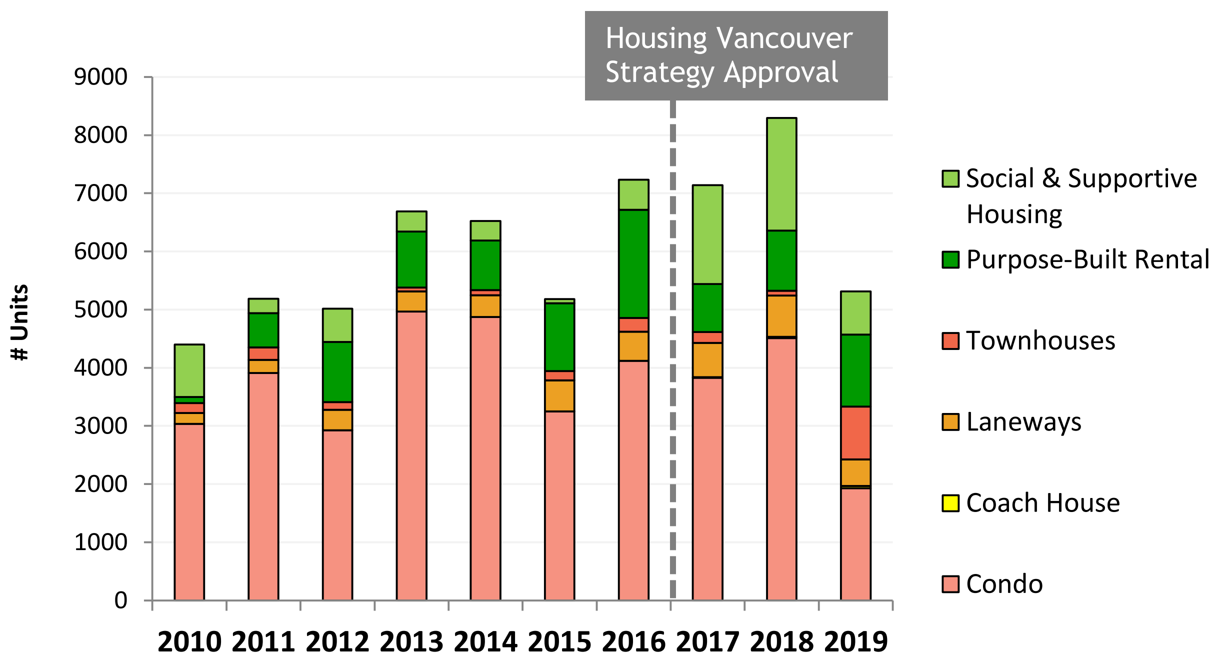
Data and analysis in response to the specific requests in the motion is presented in appendices to this memo. In some cases, data limitations have meant complete responses to the motion are not possible at this time; in these cases, further data analysis will be provided through subsequent Vancouver Plan and Housing Vancouver updates.

In addition to this data, the Housing Vancouver Progress Report and Data Book includes comprehensive data on housing supply, demand, and population metrics, which are made available to the public and updated annually. Council most recently received an update on 2019 progress toward targets in June of this year.[1]

Looking at this data together with existing data and analysis previously provided to Council, several trends can be observed:

1. **Approvals are beginning to shift toward new rental and social/supportive housing, but ownership housing continues to make up the majority of new housing being built in Vancouver in recent years.** Analysis of development approvals since 2010 show that condominium apartments and replacement single-family homes made up the majority of new housing approved and floor area created in Vancouver during the past decade. This housing is increasingly unaffordable to local incomes.

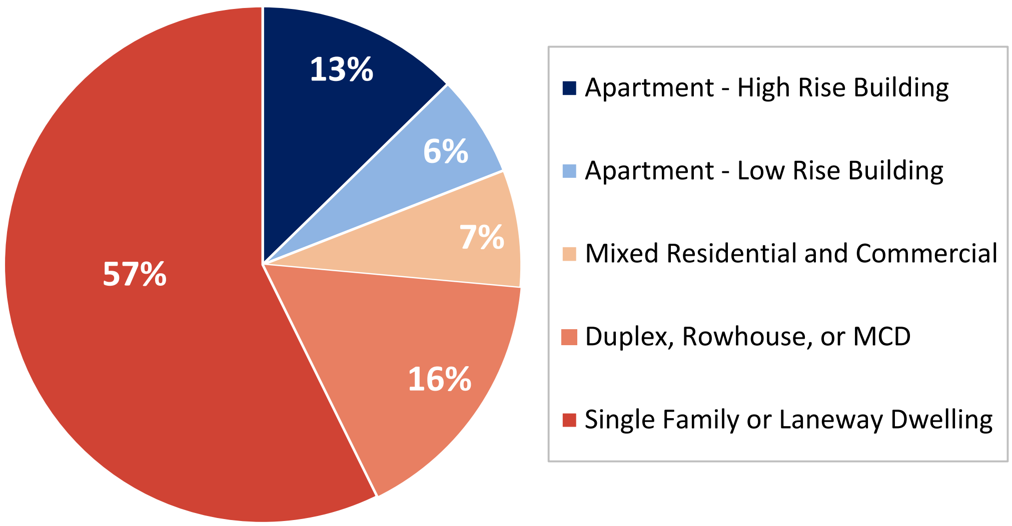
Figure 6: Residential Development Approvals in Vancouver, 2010-2019



Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Webpag*

[1] https://vancouver.ca/files/cov/housing-vancouver-report-2020.pdf

Figure 7: City-Wide Built Residential Floor Area (sq.ft) from 2010-2019 By Housing Forms



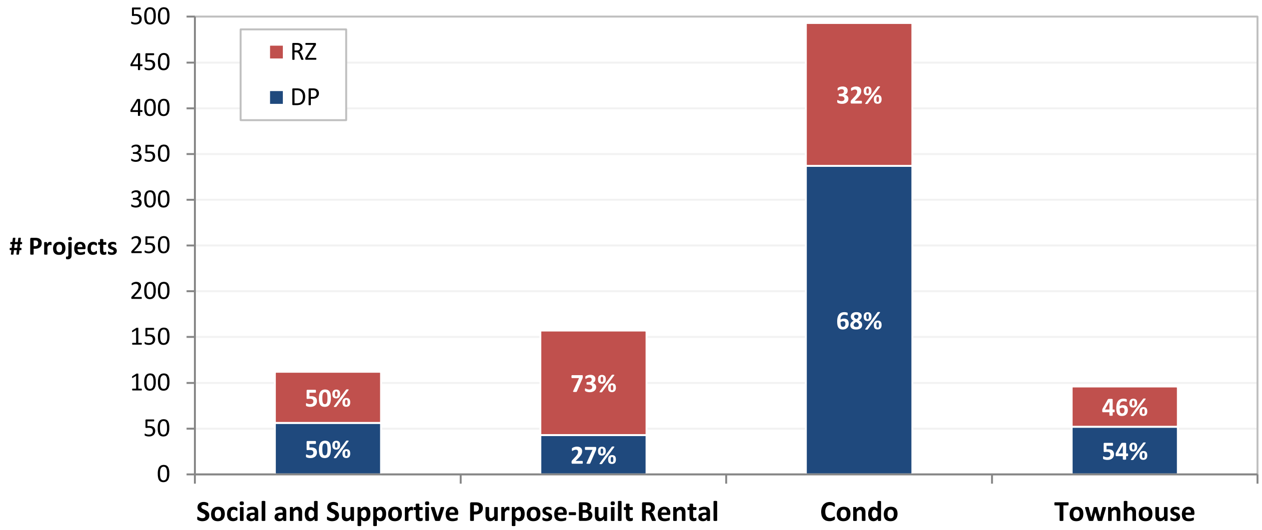
Source: *BC Assessment, 2019*

Though approvals of rental, social, and supportive housing have gradually increased in recent years, supported by policy initiatives and renewed senior government partnerships, additional progress is still needed to support a shift in approvals toward the Right Supply.

There have been questions about the impact of new housing in displacement of existing housing and residents. Staff have data on loss of existing social, supportive, and rental housing but have very limited data on displacement trends of existing secondary rental and ownership housing. However, given the development trends, the greatest threat of loss to existing rental housing, is the development of new single detached homes and condominiums. This loss is also more likely to be occurring in secondary rental in areas of the city that are not protected by the Rental Housing Stock ODP. The majority of existing purpose-built rental is located in apartment areas that are covered by the ODP.

2. **Development of new ownership housing in Vancouver generally proceeds without Council approval at public hearing, while the majority of new rental and social housing requires a lengthy process and public hearing for approval.** Analysis conducted in response to Councils' motion demonstrates that the majority of development applications for new rental and social housing are required to proceed via a rezoning process, which requires Council approval at a public hearing before the development permitting process can begin. A rezoning application can take at least a year to complete and adds significant additional cost to the development process.

Figure 5: Housing Approvals from 2010-2019 by Development Stream: Rezonings Vs. DP Applications



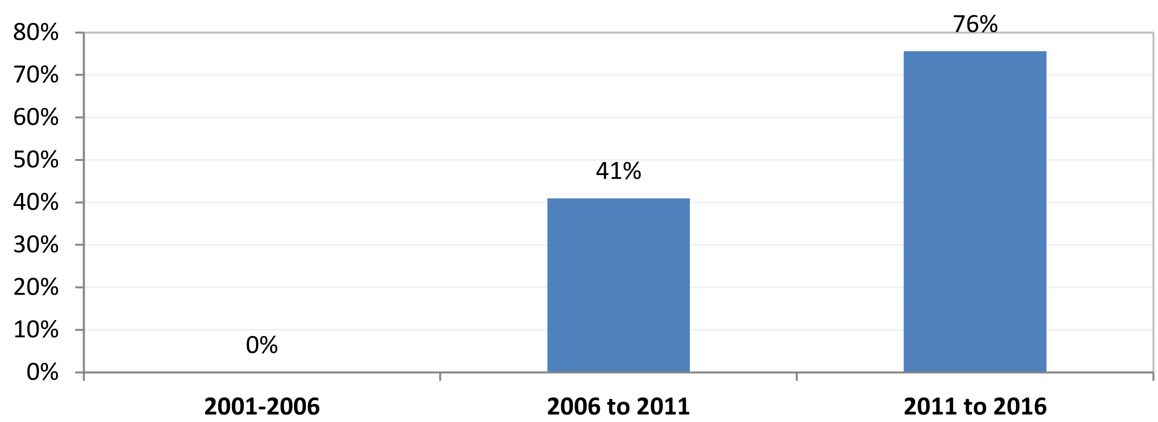
Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Webpage*

Conversely, the overwhelming majority of applications for new ownership condominiums, townhouses, duplexes, and single-family homes may proceed without a rezoning, and can proceed directly to a development permit application because the underlying zoning is in place. Single-family home applications are often even faster, proceeding in many cases via a combined development and building permit process. These applications do not require Council or public approval, and it is very challenging to track displacement of existing residents. This data demonstrates a significant inequity in the way in which the City prioritizes development of ownership housing over more affordable housing types, and suggests that action to further enable rental and social housing to proceed without a rezoning is required to retool our regulatory system so that it better aligns with our stated goal of housing affordability,.

3. **There is unmet need for secured, purpose-built rental in Vancouver.**

   Vancouver has seen roughly 48,000 new households between the 2001 Census period and the most recent Census in 2016. This period has also seen a significant shift in the share of new households that are renting, rather than owning, potentially driven by rising ownership costs.

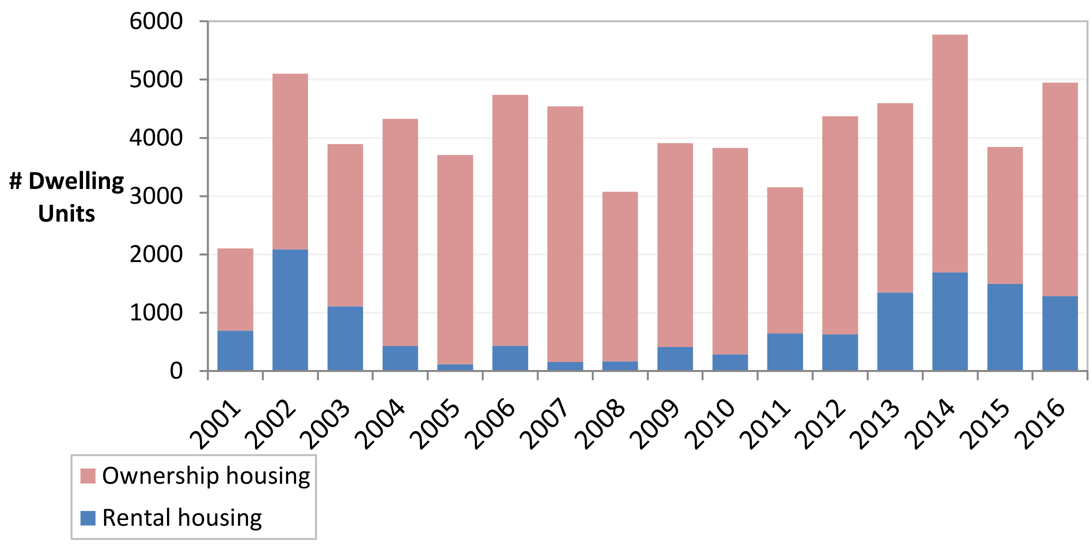
Figure 6: Renter Household Proportion of Net New Households from 2001-2016



Source: *Census 2001-2016 and National Household Survey 2011*

The growth in renter households over this time has not been matched by a similar growth in new rental dwellings. While the Census indicates that approximately 60,000 new dwellings have been created in Vancouver since 2001, a deeper look into housing completions data by tenure type from CMHC demonstrates that the vast majority of these new units have been condominiums, not purpose-built rental housing. Historical data estimates that while approximately 1/3 of new condominiums are rented out long-term, the remainder of condominium units are likely not serving the city's growing renter population.

Figure 7: CMHC Annual Housing Completions from 2001 to 2016 By Tenure



Source: *CMHC Starts and Completions Survey 2001-2016*

Further data indicates significant imbalances in Vancouver's rental market. Vacancy rates in purpose-built rental have trended at or below 1% for at least a decade in Vancouver and rents have continued grow above the rate of income growth. We see even lower vacancy rates in rented condominiums, at 0.2% in 2019 data. These are signs of an unbalanced rental market with inadequate supply, and have continued even with new supply added to the market in recent years.

The difference between new dwellings and new households as of the 2016 Census may be explained by several factors, including unoccupied units and occupancy by temporary or foreign residents. Since 2016, several measures including the Empty Homes Tax and Short Term Rental regulations have been introduced with the intention of shifting existing and new unoccupied and under-occupied housing toward local residency. Another potential reason for the gap between dwelling and household growth is that newly constructed dwellings can sometimes be added in total dwelling stock, but not yet counted as occupied. This can result in an increase of housing with no formation of households on Census day.

An additional source of imbalance is the majority of renters (56%[2]) in Vancouver living in less secure forms of rental in the secondary market, including rented condominiums and secondary suites[4]. Data on rents and vacancy rates in secondary rental condominiums indicates extremely low vacancy and high rents in this stock. The same data is not available for secondary suites, but given the low vacancy rate in other forms of rental, it is likely that the availability of secondary suites is similarly constrained. We also know from engagement that many renters living in secondary suites would prefer to live in affordable, above-ground purpose-built rental if it were available.

4. **There continues to be significant need for housing affordable to incomes under <$50K.** Approvals for new social, supportive, and co-op housing continue to fall short of what is needed to maintain diversity of incomes in the city and provide housing for homeless and under-housed residents. The return of senior government to the table are evidenced by the new National Housing Strategy and Homes for BC plan, both of which have committed new support for housing affordable to a broad range of income needs in Vancouver. However, there continues to be a significant need for senior government partnerships to support the deepest levels of affordability in new social housing, and to enable redevelopment of existing non-market housing while ensuring affordability for existing residents. This is evidenced by continued increases in the level of homelessness in the city. We also know that approximately 1/3 of renters earning <$50K that are paying over 30% of their income on rent, a sign of excess rent burden on these households.
5. **Covid-19 might be impacting demand for rental in the immediate term, but fundamental drivers of demand remain in place.** There is very little comprehensive data on the housing market since March 2020, which means that it is difficult to identify and verify Covid-19 impacts on rental housing in Vancouver. However, it is very likely that the economic impact of Covid-19 emergency measures have disproportionately impacted younger people and those with less secure employment, both groups that are more likely to be renters. As of June 27th, 2020, approximately 27,000 renters in Vancouver and the UEL had applied for the BC Temporary Rent Supplement.[3]

[2] Housing Vancouver Annual Progress Report and Data Book 2019, City of Vancouver
[3] Data on Temporary Rent Supplement applications as of June 21st, 2020 provided by BC Housing

There are also reports that trends resulting from Covid-19 emergency measures like lower migration levels, an outflow of post-secondary students, and lower demand for short term rentals could be causing a short-term rise in availability of existing rental in the city. However, existing forecasts, including a special Housing Outlook released by CMHC on June 23rd, 2020, indicate that fundamental drivers of housing demand remain in place in Vancouver, and that as emergency measures are released, these imbalances are likely to resume the existing trend of low vacancy and rising rents.[4] The most recent CMHC Rental Markey Report survey took place in September 2019, pre-dating the Covid- emergency; however, the 2020 CMHC Rental Market Report survey is set to take place this coming September and will capture vacancy rate and rent trends at that time. Staff are also in discussion with senior government data agencies to identify additional opportunities to track Covid-19 rental market impacts.

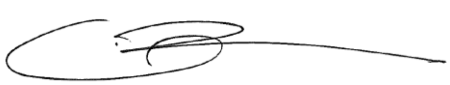
See appendices below for specific data and analysis requested in Part B of Motion

Next Steps

Staff are committed to ensuring that City of Vancouver housing policy decisions are based on sound and rigorous analysis of existing data sources. Ongoing analysis and scenario planning is underway through the Vancouver Plan process, and will assess the role of the economy, population growth, and immigration in housing need and will inform future housing goals.

Staff are actively engaging internally and with government data agencies including CMHC and Statistics Canada about important gaps in data related to Vancouver's housing needs and determining opportunities for data sharing arrangements. We are also reviewing potential new sources of data to inform current and future policy work, including new data emerging from the Canada Housing Statistics Program. Several new indicators will be included in the 2020 Housing Vancouver Data Book, to be released in spring of 2021.

Staff are also exploring opportunities for further sharing of City data via the Open Data Portal in order to facilitate public access to and use of important city datasets. More work is required prior to sharing this information on the City's Open Data Portal. This includes transitioning existing information to platforms which are compatible with the Portal, as well as ensuring data quality, privacy protection and consistent data update schedules.



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[4] CMHC Housing Market Outlook Special Edition, June 23 2020 https://www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports/housing-market-outlook-canada-and-major-centres

Appendix A: Data and Analysis Requested in Part B of Motion

The following section provides data and analysis in response to the itemized list of requests in Part B of the motion, subject to data availability and resourcing constraints described for each item.

Staff note on data availability: While all efforts have been made to provide data to respond to the Motion request, certain data elements are not available for analysis as part of this Memo. Further context for these elements is provided in the analysis below.

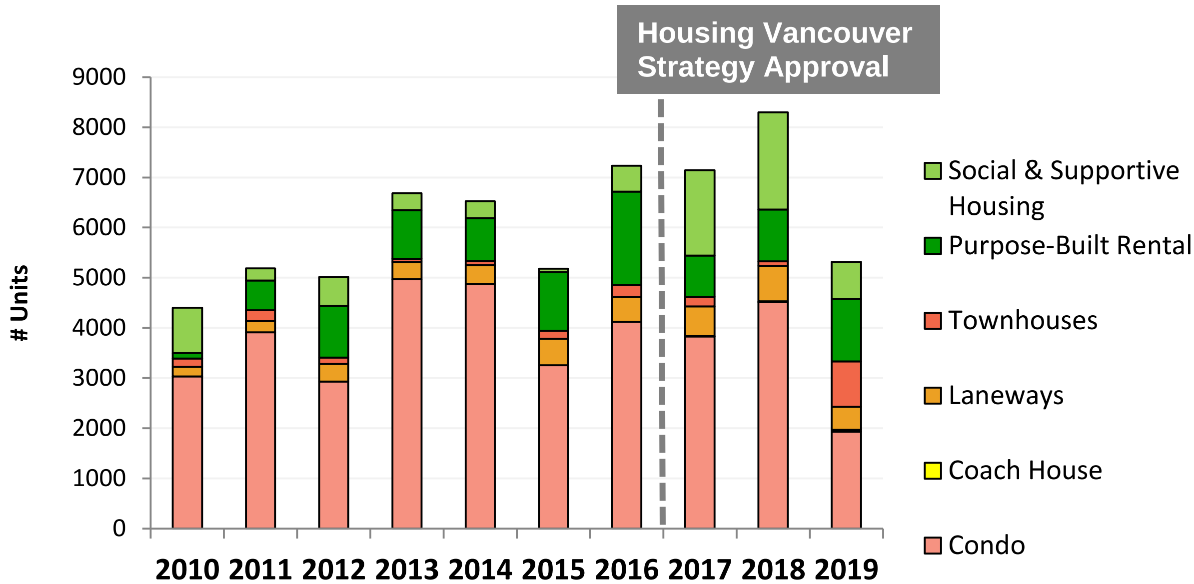
- *Data on rejected applications – this data is not available in a form for analysis*
- *Itemized data on approvals for ownership housing, including condominiums and single-family homes*
- *Itemized data on developments in-application*
- *Rezoning and development permit approval data for single-family homes and duplexes*
- *Data on the number, affordability, and vacancy rate of secondary suites*
- *Data on loss of secondary suites and ownership housing due to redevelopment*
- *Data on accessibility of individual housing developments*
- *Data on recent immigration and population growth since 2016*
- *Zoned capacity by district and neighbourhood cannot be fully calculated in a precise manner at this time*

Appendix B contains an itemized list of approved rental and social/supportive housing developments since 2010.

Section 1: Historical Housing Approvals Since 2010

Motion Request: Annual historical data since 2010 to present for rezoning and development permit applications for new housing development, listed by project, including data on the actual or estimated number and type of housing units, and the status of each project (approved; modified; rejected; in progress; construction started; occupancy permit)

Figure 1.1: Historical Data on Housing Development Approvals by Housing Type (not including single-family homes and duplexes)



Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Webpage*

Background:

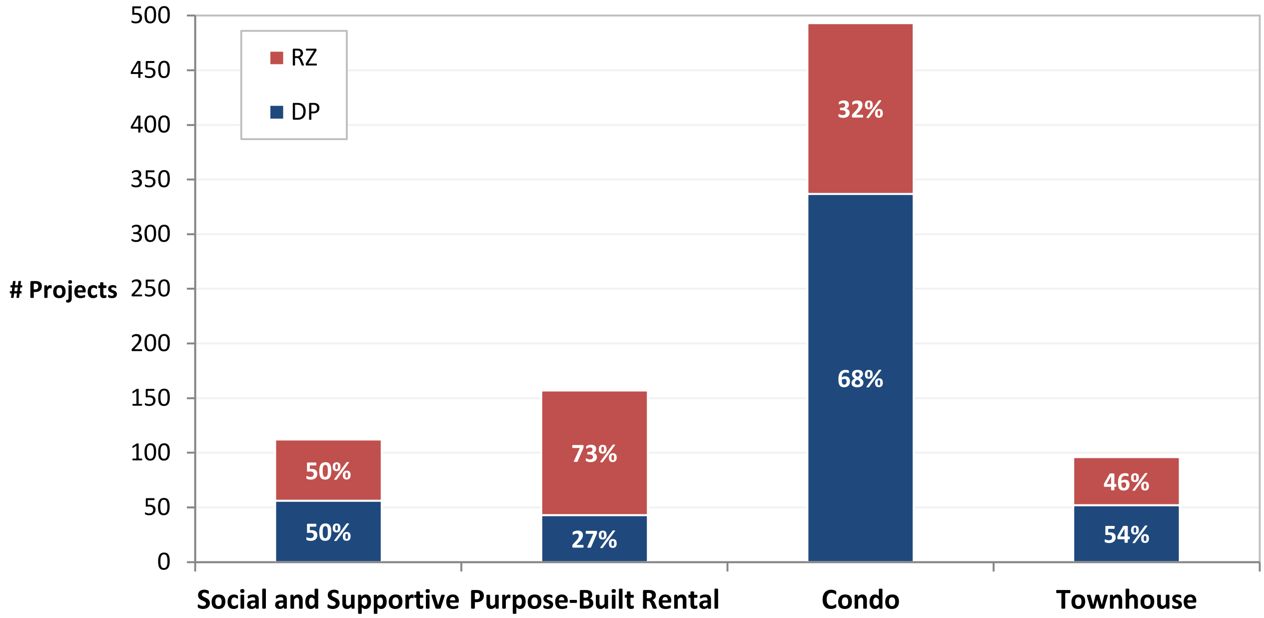
- Staff track approvals of new housing across the continuum of housing types. Approvals are recorded as Council approval at public for rezoning applications and DP issuance for development permit applications
- Figure 1.1 does not include approvals of single family homes and duplexes. Data on building permit issuance for these housing types is included later in this section.
- It is not possible to report permits rejected at this time
- Units approved are meant to show magnitude where unit counts are estimates where unit changes are made throughout the development process that are not always captured
- An itemized list of approved social, supportive, and purpose-built rental projects is included in Appendix B.

Key Observations:

- Condominiums make up the majority of new units approved since 2010 (excluding approvals for single family homes).

- In recent years, approvals have been gradually shifting toward the 'right supply' of rental and social housing as well as townhomes.

Figure 1.2: Housing Approvals from 2010-2019 by Develop Stream: Rezonings Vs. DP Applications



Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Webpage*

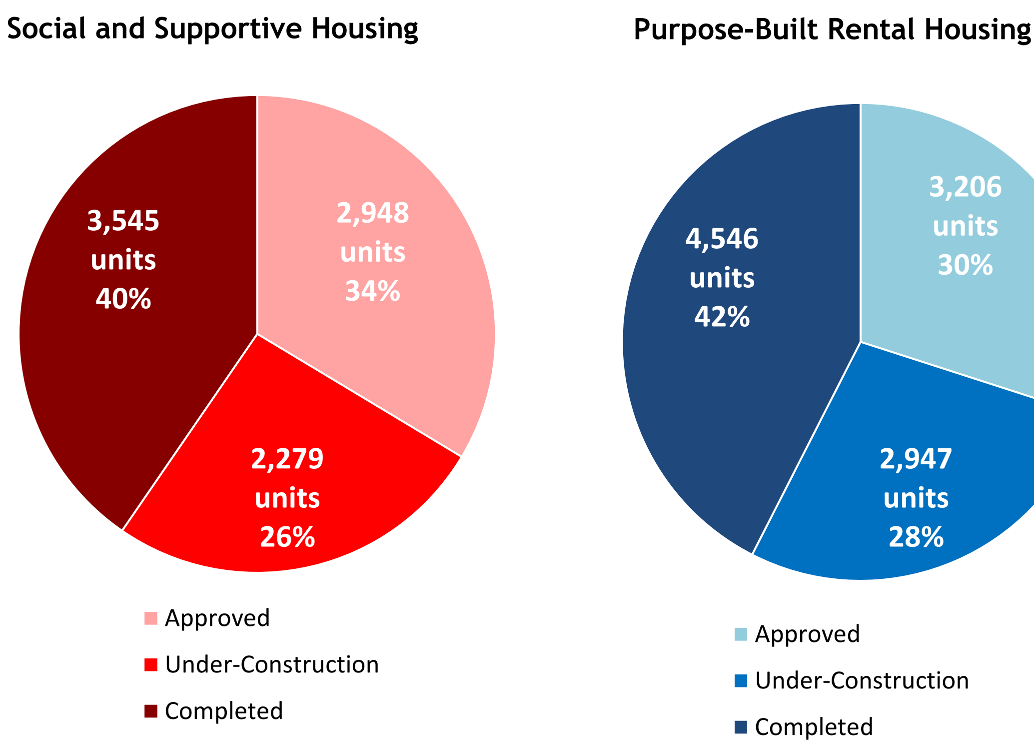
Background:

- Development-permit only applications generally take less time and involve less cost to applicants to process compared to applications that require a rezoning
- Figure 1.2 shows the number of projects approved for social and supportive housing, purpose-built rental, condominium housing, and townhomes broken down by development approval stream.
- Rezoning applications that are also issued a development permit are mutually exclusive to development-permit only applications
- Figure 1.2 does not include single-family homes and other ground-oriented forms including duplexes, laneways, and coach houses. These housing forms are approved almost exclusively as development or building permit only applications and do not require a rezoning.

Key Observations:

- A rezoning approval process was required for 50% of social and supportive housing approvals and 73% of purpose-built rental housing approvals. The somewhat lower level of rezoning applications for social and supportive housing is attributed to inclusionary housing delivered under district schedules via community plans like the West End and Downtown Eastside Plans, and to Temporary Modular Housing approved under an accelerated Director of Planning approval process.
- Almost 70% of condominium development approvals took place under a development permit only process and did not require a rezoning application.
- A growing share of townhouse applications are being delivered via a development-permit only process as a result of district schedule changes in recently approved community plans like the Cambie Corridor and Norquay Plans.

Figure 1.3: Development Status of Purpose-Built Rental and Social and Supportive Housing Projects Approved from January 2010-July 2020



Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Webpage*

Background:

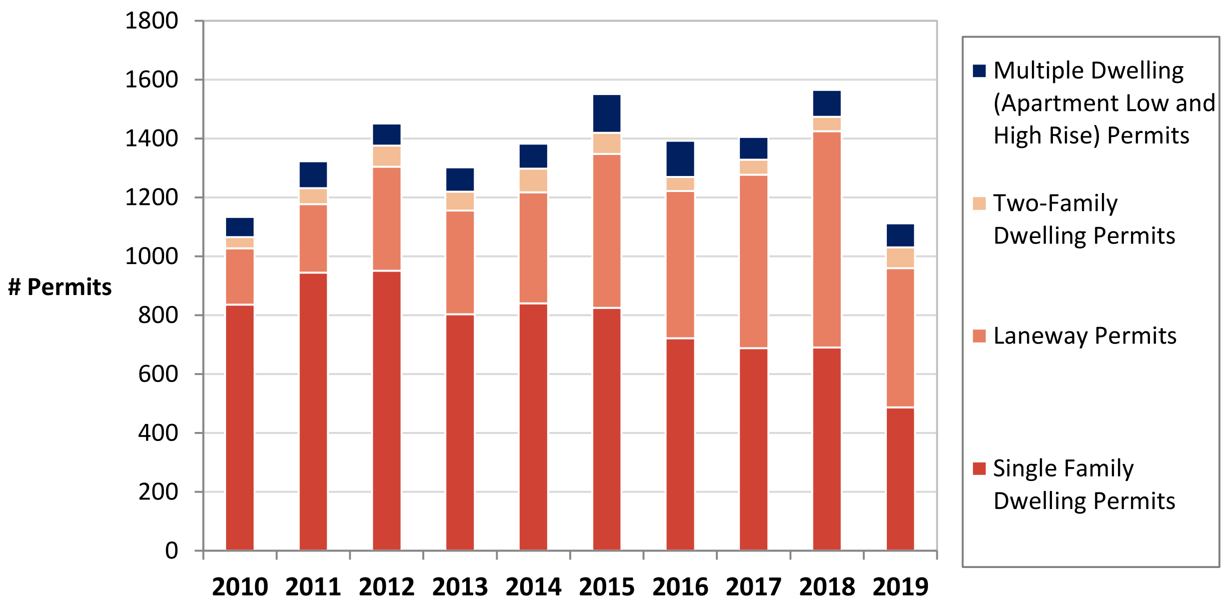
- Staff monitor development progress for social and supportive housing and purpose-built rental housing at three stages: approval; under construction; and completion.

- Projects are determined to be under construction once building permits have been issued; projects are determined to be complete when an occupancy permit is issued.
- Detailed development progress data is not available for certain development types including condominiums, single-family homes, and infill units. CMHC publishes data on monthly starts and completions for these forms.
- Approximately 29,000 ownership units are in the rezoning and development application pipeline, 1,000 units of which have been issued a building permit and are under construction.

Observations:

- Out of the purpose built rental and social and supportive housing units approved since 2010, 42% purpose-built rental units and 36% of social and supportive units have been completed. The remainder are in application or under construction.
- Approximately 3,200 purpose-built rental, social and supportive housing units under construction have been issued a building permit since 2018 and are anticipated to complete over the next 2 years

Figure 1.4: City-wide residential projects issued building permits by building type, including ground-oriented housing



Source: *City of Vancouver Development and Building Permit Processing System*

Background:

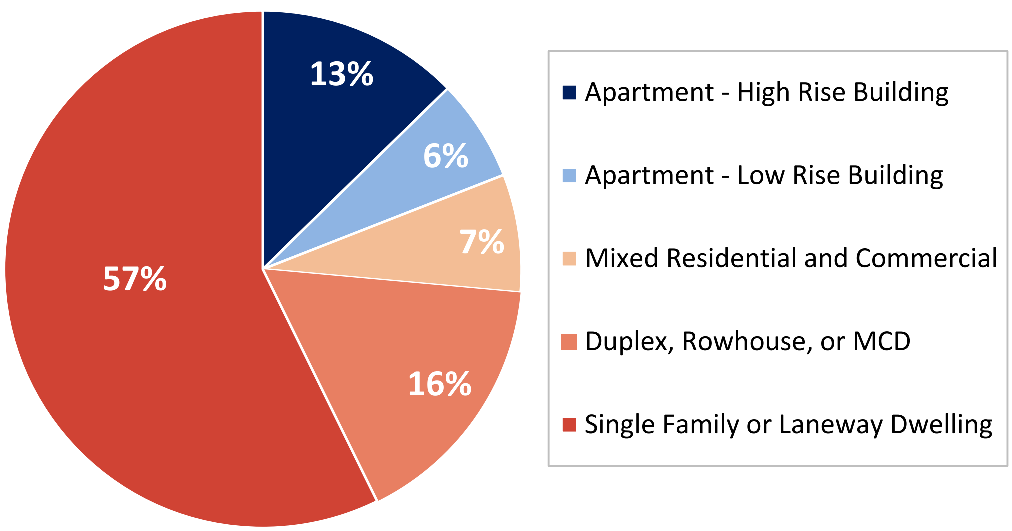
- Figure 1.4 shows historical data on building permit issuance broken down by building type, including ground-oriented housing forms.

- Building permit issuance data is reported on a monthly basis: https://vancouver.ca/home-property-development/statistics-on-construction-activity.aspx
- It is not currently possible to determine tenure (i.e. rental vs ownership) using City building permit data.
- Permits are shown per project – individual projects may deliver multiple units.

Key Observations:

- Since 2010, the majority of permits for residential construction issued across the City have been for single-family homes and laneway units, with a gradual shift toward laneways over time.
- The benchmark sales price of a single-detached home located in eastside Vancouver was $1,424,000 in January 2020 as per the Real Estate Board of Vancouver MLS Home Price Comparison. This would take a household income upwards of $270,000/year to afford mortgage costs with a 10% down-payment.
- Multi-unit properties make up a small share of all permits reviewed and issued by the City.

Figure 1.5. City-Wide Built Residential Floor Area (sq.ft) from 2010-2019 By Housing Forms



Source: *BC Assessment, 2019*

Background:

- BC Assessment data on completed housing developments also allows for analysis of new residential floor area created between 2010 and 2019. Figure 1E shows the share of floor area dedicated to various housing types. It is not currently possible to determine tenure (i.e. rental vs ownership) using City building permit data.

- Figure 1.5 represents gross not net residential floor space.

Key Observations:

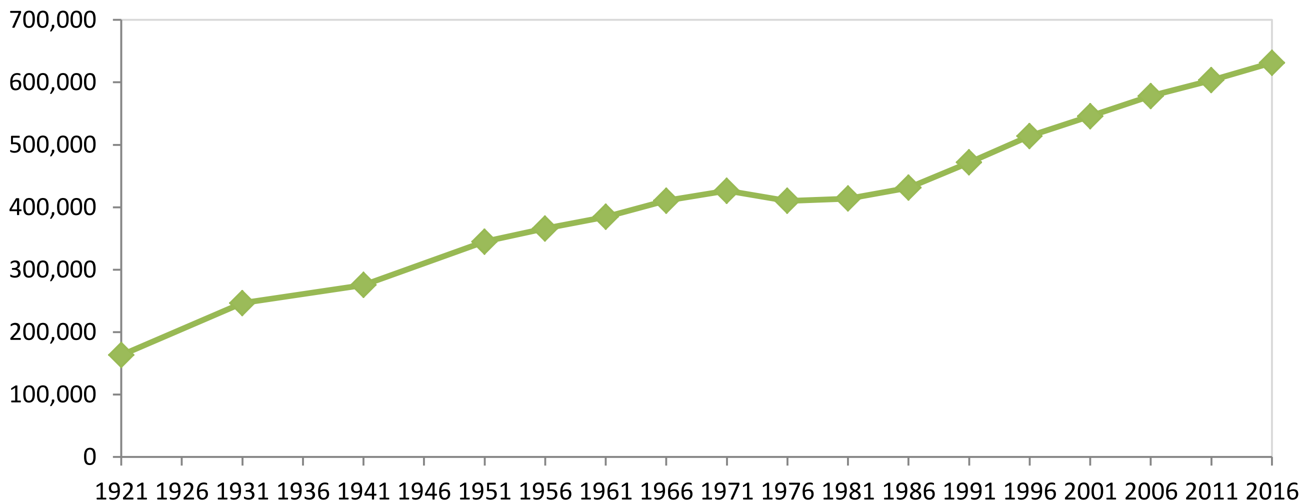
- In addition to making up the majority of construction permits as in Figure 1.4, single family and laneway dwellings also make up the majority of new residential floor area approved between 2010 and 2019. Although, newly constructed single-family homes are adding a minor increase in net floor space since they are replacing the floor space of pre-existing single-family homes.
- High and low rise apartment forms and mixed residential and commercial forms make up just over a quarter of new residential floor area in Vancouver

Section 2: Trends in Population and Dwelling Growth

Motion Request 2: Annual historical data from 2010 to present for summary of census data for annual population and unit growth

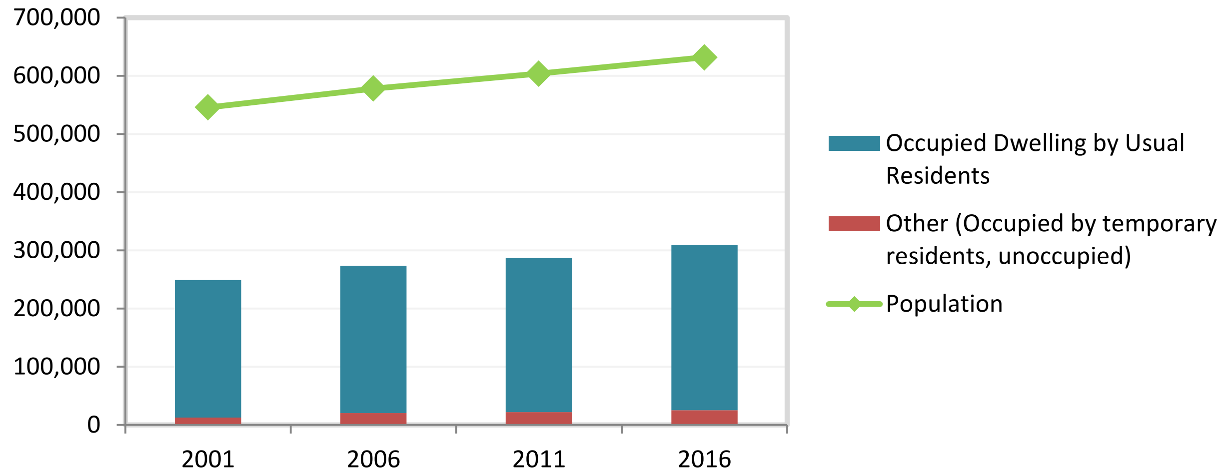
Section 2a: Historical Growth in population

Figure 2.1: City of Vancouver Population Growth 1921-2016



Source: *Statistics Canada Census 1921-2016*

Figure 2.2: Historical Total Dwelling vs. Population Growth 2001-2016



Source: *Statistics Canada Census 2001-2016*

Background:

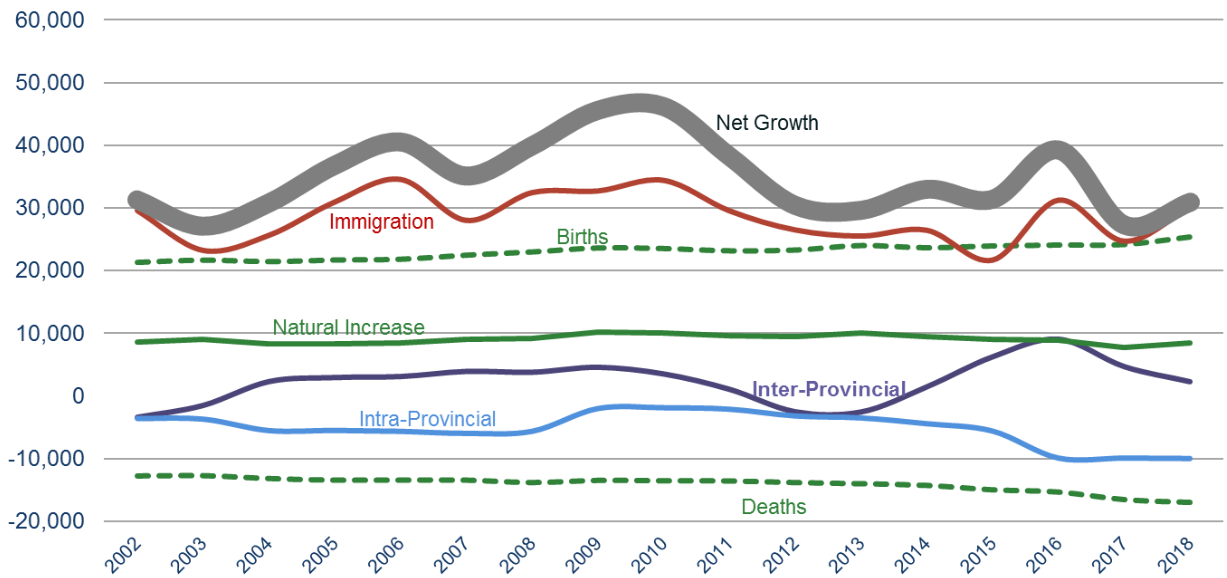
- The City of Vancouver's population was first enumerated in 1891 and repeated every ten years until 1951. In 1956 the first nationwide quinquennial census was conducted and the five year census intervals are continued to today by Statistics Canada, the national statistical office. The graph above (Figure 2.1) provides a historic view of Vancouver's population growth between 1921 and 2016.
- Dwellings in the census are captured as private dwellings - living quarters with a private entrance, or as collective dwellings - dwellings of a commercial, institutional or communal nature.
- Historically, the census profile only published private dwelling count data on "Private dwellings occupied by usual residents".
- Beginning in 2001, the census provided additional information on "Total private dwellings" including "Private dwellings occupied by foreign residents and/or by temporary person" and "Private dwellings unoccupied" counts in addition to "Private dwellings occupied by usual residents".

Key Observations:

- The City of Vancouver's population has shown consistent growth every census period from 1921 to 2016, with the exception of 1976 as the only census year where the city has lost population.
- From 2011 to 2016, Vancouver had an average annual population growth of 5,500. This growth rate has been generally consistent over the last 20 year and is approximately 1% growth per year.
- By 2016, the city's population reached 631,486, maintaining its status as the most populous municipality in the region with 26% of the population.
- The City of Vancouver's dwelling unit growth has generally mirrored population growth with similar growth rates.
- The next census will be conducted in May 2021 which will provide updated information on population and dwellings since 2016.

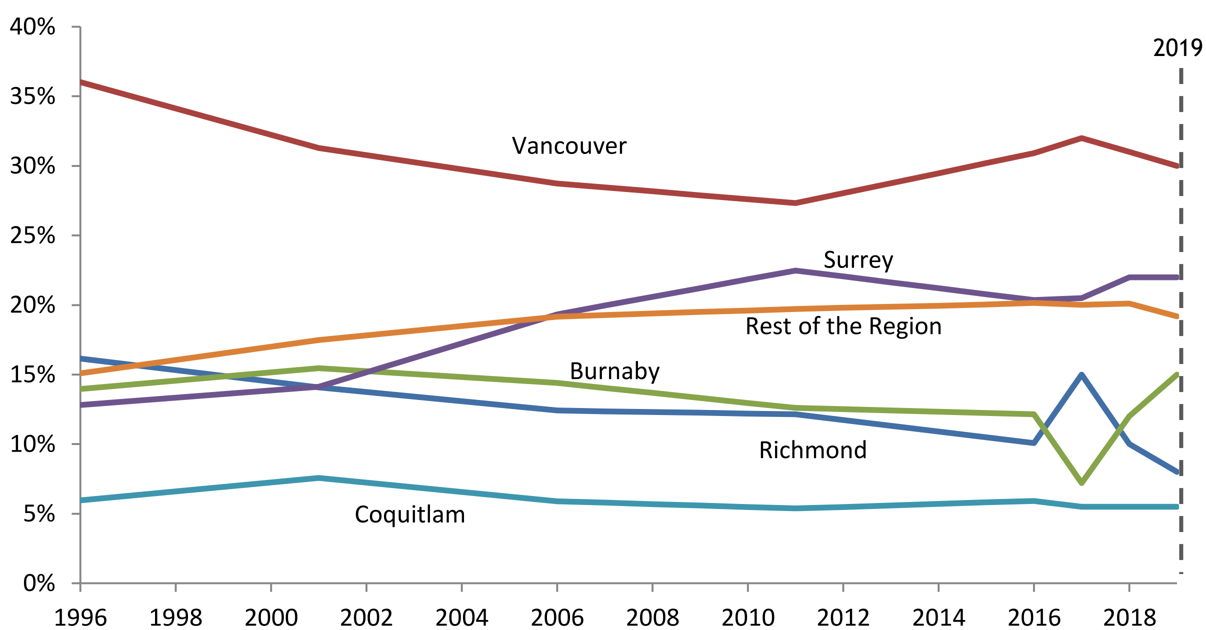
Section 2b: Historical Trends in Immigration and Migration

Figure 2.2: Historical Components of Population Growth in Region, 2002-2018



Source: *Metro Vancouver presentation to City Council, March 2019*

Figure 2.3: Municipal Distributions of Regional Immigrants 1996,-2019



Source: *Metro Vancouver presentation to City Council, March 2019*

Background:

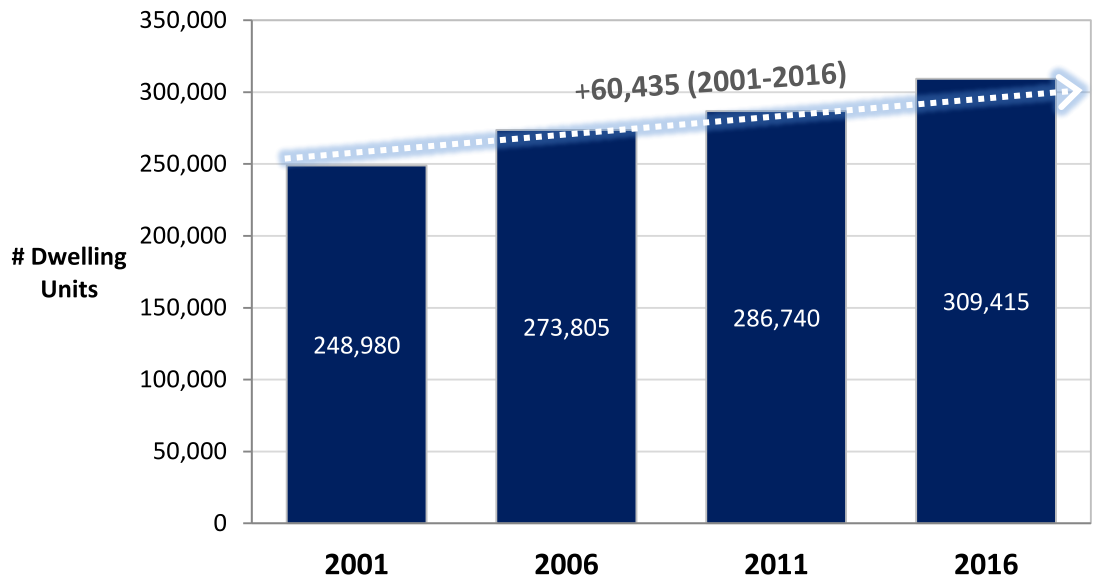
- Net population is comprised of a few major components – natural increase (net of births and deaths), immigration, inter-provincial migration (between provinces) and intra-provincial migration (within the province). Of these major components, immigration is the largest contributor to population growth.
- Figure 2.2 illustrates the Metro Vancouver regional trend of these growth components from 2002 to 2018.
- Figure 2.3 illustrates the distribution of immigration to municipalities in the Metro Vancouver region from 1996-2019.
- Data on the components of population growth are collected at the provincial and regional levels and inferred to the municipal level.
- Inter-provincial and international migration data is published by the province annually with summarized provincial level data published quarterly.

Key Observation:

- Immigration has historically been the primary source of population growth for Vancouver (Figure 2.2).
- Vancouver receives the majority of the region's immigrants with its share ranging from 30-35% annually from 1996 to 2019 as illustrated in Figure 2.3.
- Metro Vancouver projects this trend to continue over the next 5 years with Vancouver receiving about a third (29%) of the region's immigrants of around 8,700 immigrants in 2020.
- Natural increase (net of births and deaths) has been constant in the Metro Vancouver region adding about 10,000 person per year.
- Inter- and intra-provincial migration trends show an inverse relationship and generally mirrors economic growth where a strong provincial economy attracts migration from other provinces.
- Over the last census period between 2011 to 2016, there has been a balance of incoming and outgoing inter-provincial migration to and from Vancouver.
- In the same time period, Vancouver has had a net loss of population to the other municipalities within the region and to other areas of the province. Residents aged 25-44 years were the largest cohorts leaving Vancouver to the surrounding suburbs. These cohorts are typically family forming ages and there was an accompanying net loss in outgoing children aged 5-17 leaving Vancouver as well.

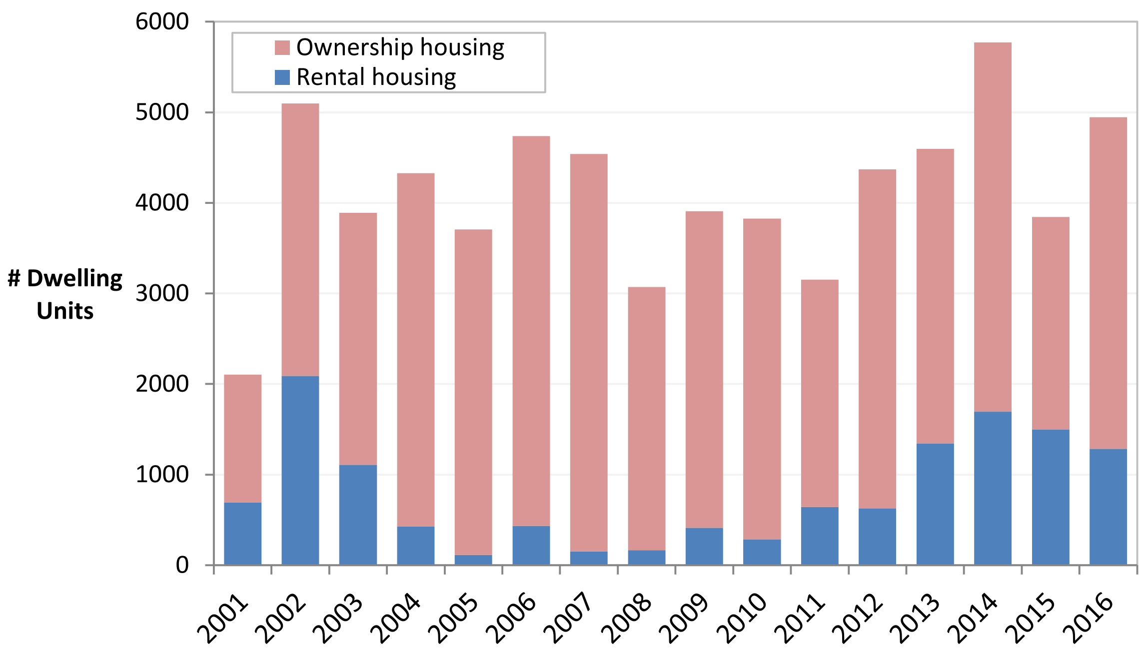
Section 2c: Growth in New Dwellings and Households

Figure 2.4: Total Dwelling Growth in Vancouver from 2001-2016



Source: *Statistics Canada Census 2001-2016*

Figure 2.5: CMHC Annual Housing Completions from 2001 to 2016 by Tenure



Source: *CMHC Starts and Completion Survey 2001-2016*

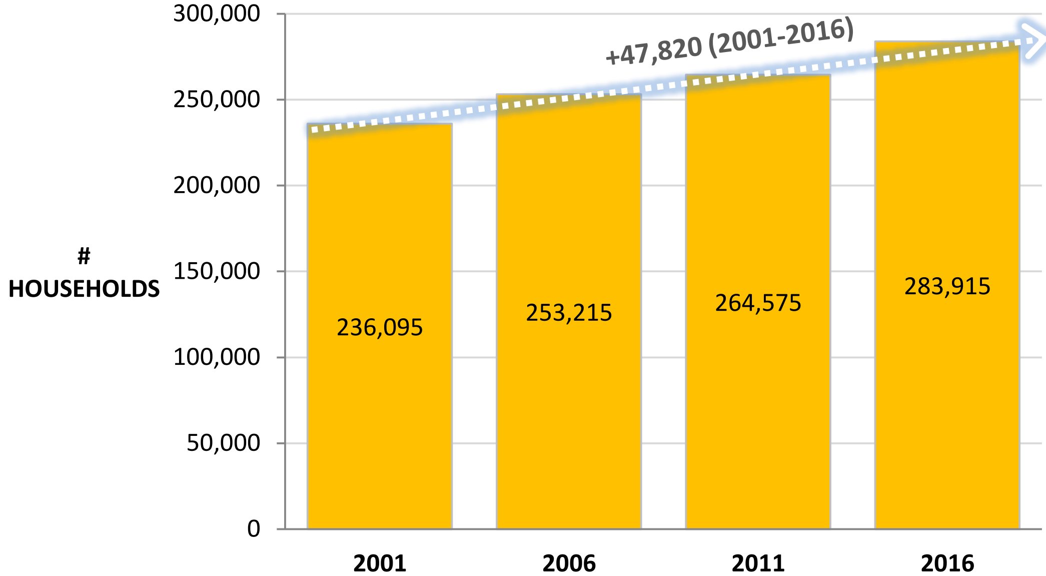
Background:

- Statistics Canada refers to private dwellings as "a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons"
- Regular private dwellings are further classified into three major groups: occupied dwellings (occupied by usual residents), dwellings occupied solely by foreign residents and/or by temporarily present persons and unoccupied dwellings.
- CMHC completions data are counted in the CMHC Starts and Completion Survey when a project has reached the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 percent of the proposed work remains to be done.
- CMHC counts rental units as either purpose-built market, social, and supportive housing
- Housing starts and completions across the region are reported monthly on the CMHC Housing Market Information Portal (https://www03.cmhc-schl.gc.ca/hmiportal#Profile/1/1/Canada).
- CMHC completions are reported annually where these new units are counted within the 5 years Census count of newly constructed units. However, CMHC and Statistics Canada conduct their dwelling counts at different times of the year where units numbers should be analyzed as estimates
- CMHC data over time indicates that approximately 1/3 of newly completed condominiums are rented out long-term. The 2019 CMHC Rental Market Report indicated that the vacancy rate in rented condominiums was .02% in the city of Vancouver*. See Section 7 for more information on the secondary rental market*

Key Observations:

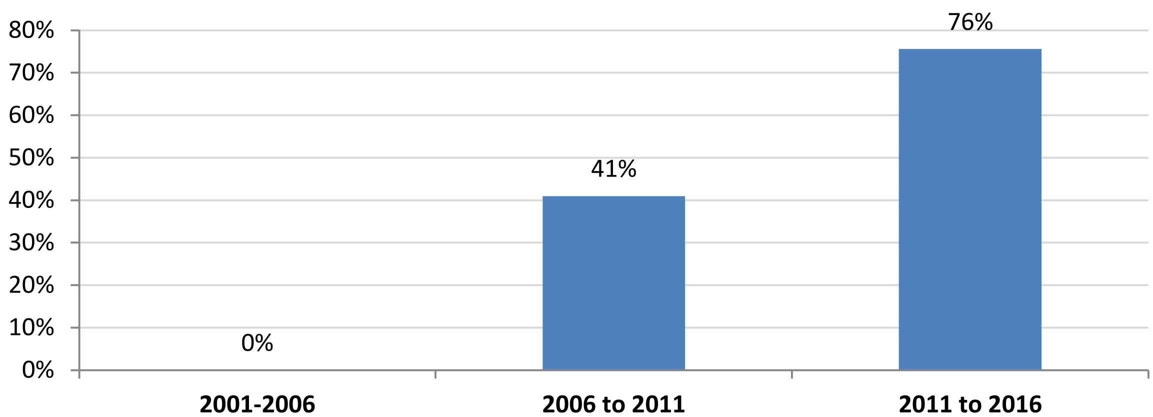
- Census data shows that during the same period, the city of Vancouver added approximately 60,435 net dwellings from 2001-2016
- CMHC completions show that approximately 65,897 units completed from 2001-2016
- CMHC completions data indicates that the majority of newly completed units during this time have been ownership condominium units. While a proportion of these units may be rented out long-term, the majority are not serving as long-term rental.

Figure 2.6: Total Growth in New Households from 2001-2016



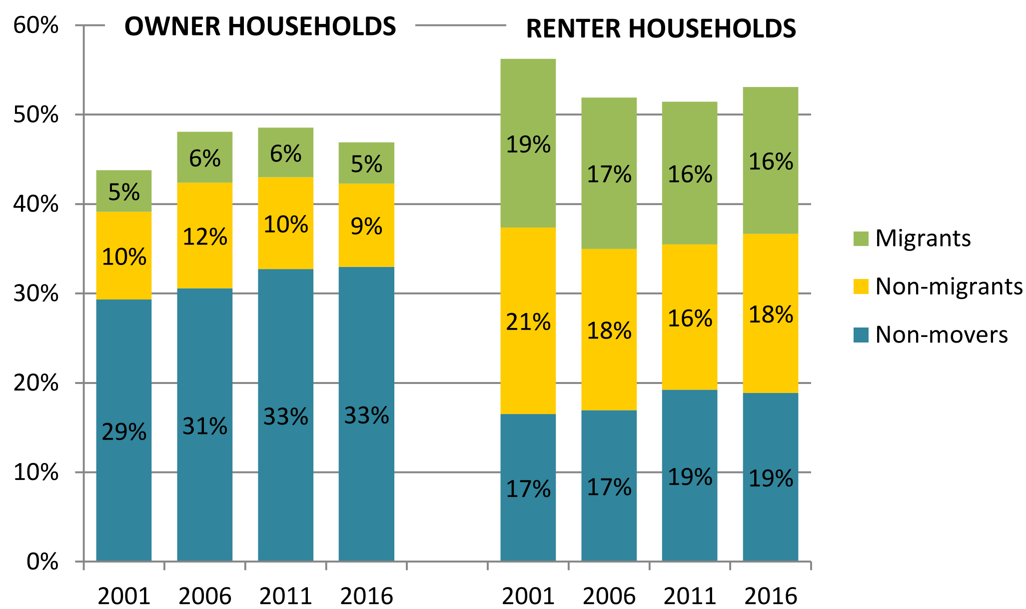
Source: *Statistics Canada Census 2001-2016*

Figure 2.7: Renter Household Proportion of Net New Households from 2001-2016



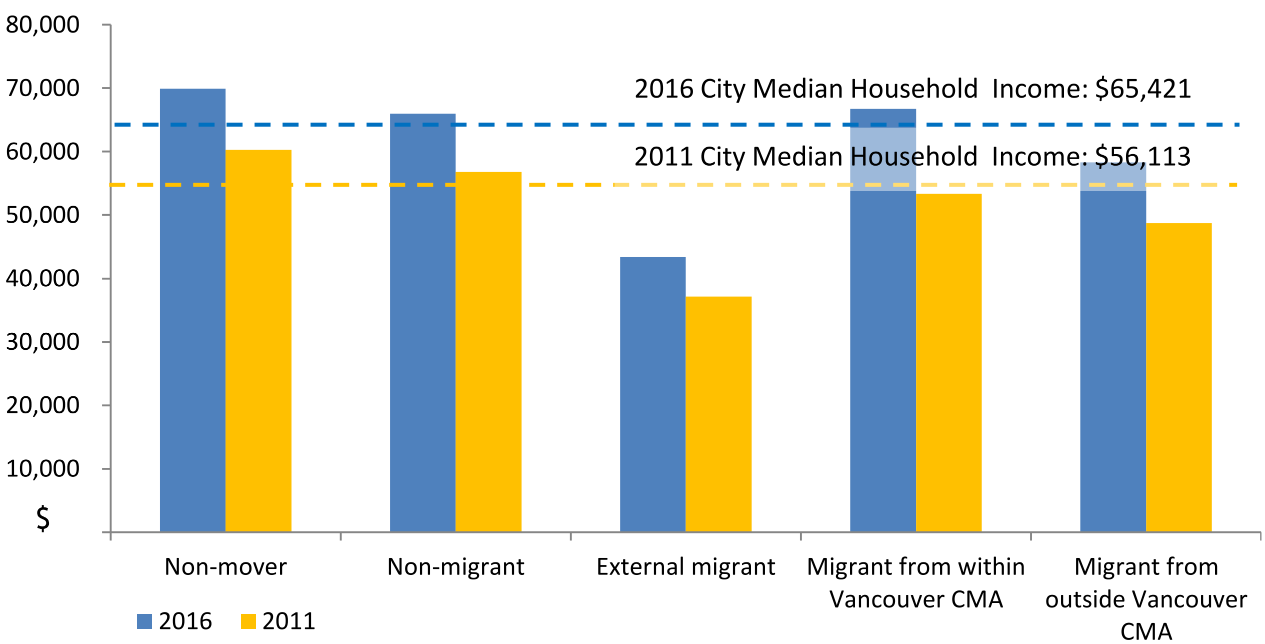
Source: *Statistics Canada 2001-2016, CMHC*

Figure 2.8: Mobility Status of Migrant Groups by Tenure, 2001-2016



Source: *Statistics Canada Census 2001-2016*

Figure 2.9: Median Income by Mobility Status of Migrant Groups, 2011 and 2016



Source: *Statistics Canada Census 2011 and 2016*

Background:

- A household in the census refers to a person or group of persons who occupy the same dwelling (private or collective) and do not have a usual place of residence elsewhere in Canada or abroad. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, a group of unrelated persons or of a person living alone.
- A dwelling in the census refers to a set of living quarters.
- There can be more than one family in a dwelling but not more than one dwelling for a household or family.
- Mobility status refers to the status of a household with regard to the place of residence on Census day in relation to the place of residence on the same date five years earlier.
    - Non-mover – household did not move
    - Non-migrant – household moved within Vancouver CSD
    - External migrant – household moved to Vancouver CSD from outside of Canada
    - Migrant from within Vancouver CMA – household moved to Vancouver from another municipalities within the Vancouver CMA
    - Migrant from outside of Vancouver CMA – household moved to Vancouver from outside of the Vancouver CMA but within Canada

Key Observations:

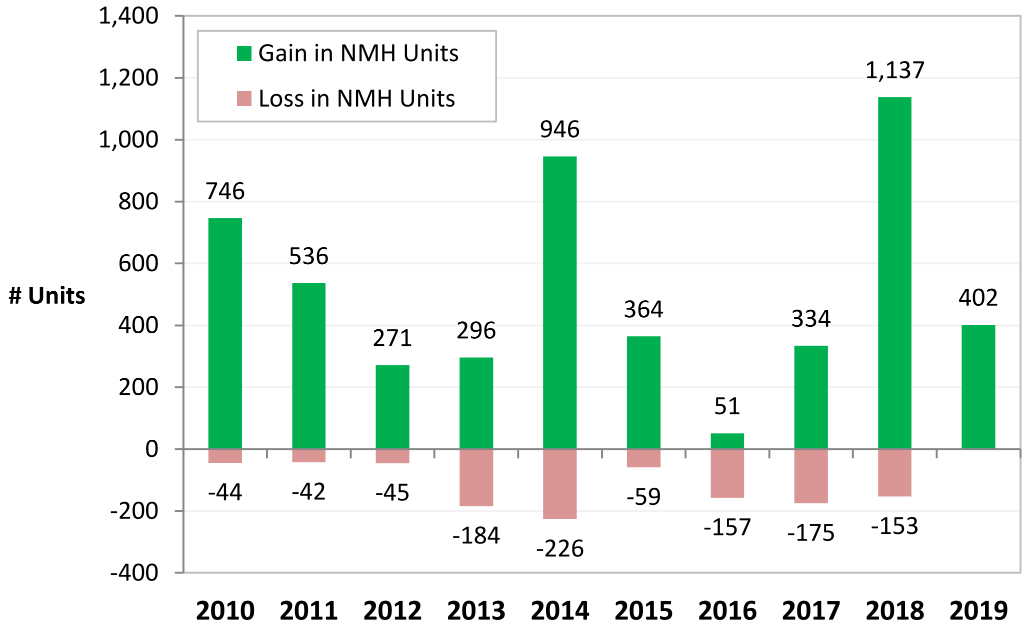
- Over the past three Census periods, there has been a significant increase in the share of net new households that are renting instead of owning. Figure 2.7 shows that 76% of net new households to Vancouver during the last Census period were renters, compared to 41% of net new households over the previous Census period. The majority of new household formations in 2016 were renters
- Census data also demonstrates that migrants to the City are more likely to be renters than owners (Figure 2.8). Owner households were primarily composed of households that are more established and did not move (non-mover) over the last census period. This was true from 2001-2016 where non-movers were a third of the owner households.
- Non-movers and non-migrants households had median household incomes above the median for the city, while migrants households had household incomes below the city median for 2011 and 2016.Internal migrants, households that moved to Vancouver from within Canada or from the rest of the region tend to have higher median incomes that external migrants who are new to Canada.
- Overall growth in households has been relatively lower than new dwellings in the City of Vancouver. However, the relative increase in renters in net new households has not been matched by a similar increase in net new rental dwellings, indicating a potential ongoing under-supply of new secured rental dwellings compared to ownership dwellings.
- The difference between new dwellings and new households as of the 2016 Census may be explained by several factors, including unoccupied units and occupancy by temporary or foreign residents. Since 2016, several measures including the Empty Homes Tax and Short Term Rental regulations have been introduced with the intention of shifting existing and new unoccupied and under-occupied housing toward local residency.

- It is important to note that newly constructed dwellings can sometimes be added in total dwelling stock, but not yet counted as occupied. This can result in an increase of housing with no formation of households on Census Day.

Section 3: Net Change in Units over Time

Motion Request: Annual historical data from 2010 to present the number of units lost through rezoning or redevelopment and net changes in affordability;

Figure 3.2: Changes in Social and Supportive Housing Stock from 2010-2019: Loss Vs. Gain



Source: *City of Vancouver Non-Market Housing Inventory*

Background

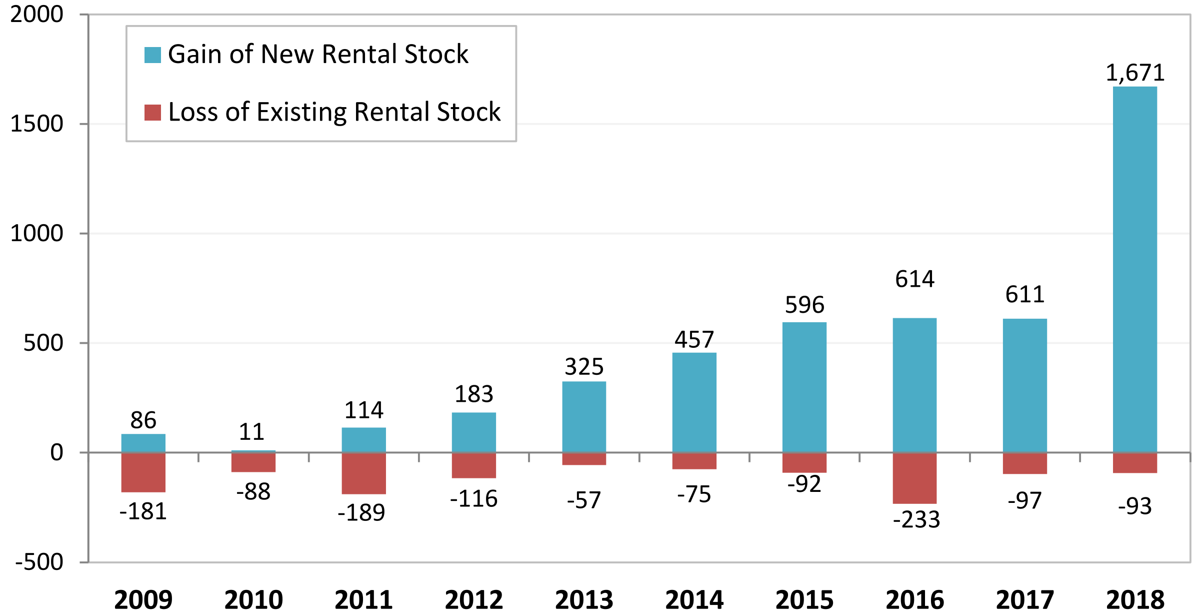
- Loss and gain of social, supportive, and co-op housing (together referred to as non-market housing) is tracked via the City's non-market housing inventory.
- Data on affordability of existing units is not available at this time.

Key Observations

- Overall, there has been a significant net gain of approximately 4,000 units in social and supportive housing over the last 10 years.

- Key avenues for enabling new social and supportive housing are inclusionary requirements in new community plans; major projects and city-owned land; and temporary modular housing
- Staff do not have data to compare net change in affordability between new and displaced stock; however, it is likely that social housing replaced through redevelopment was likely constructed prior to 1980 under previous senior government programs.

Figure 3.2: Changes in Purpose-Built Market Rental Housing Stock from 2010-2019: Loss Vs. Gain



Source: *City of Vancouver Purpose-Built Rental Housing Inventory*

Figure 3.3: Change in Purpose-Built Market Rental Housing Stock from 2010-2019 By Zone

Zoning Districts	Gain in Units	Loss in Units	1:1 Rental Replacement
C-1	147		24
C-5	49	0	0
C-7	0	-4	0
C-3A	298	-9	0
DD, DEOD, FM-1, I,IC,M, and MC	1110	-24	20
CD-1	911	-55	0
C-2	497	-77	4
RM	491	-126	88
RS	99	-162	4
RT	710	-408	28
Total	**4312**	**-865**	**168**

Source: *City of Vancouver Purpose-Built Rental Housing Inventory*

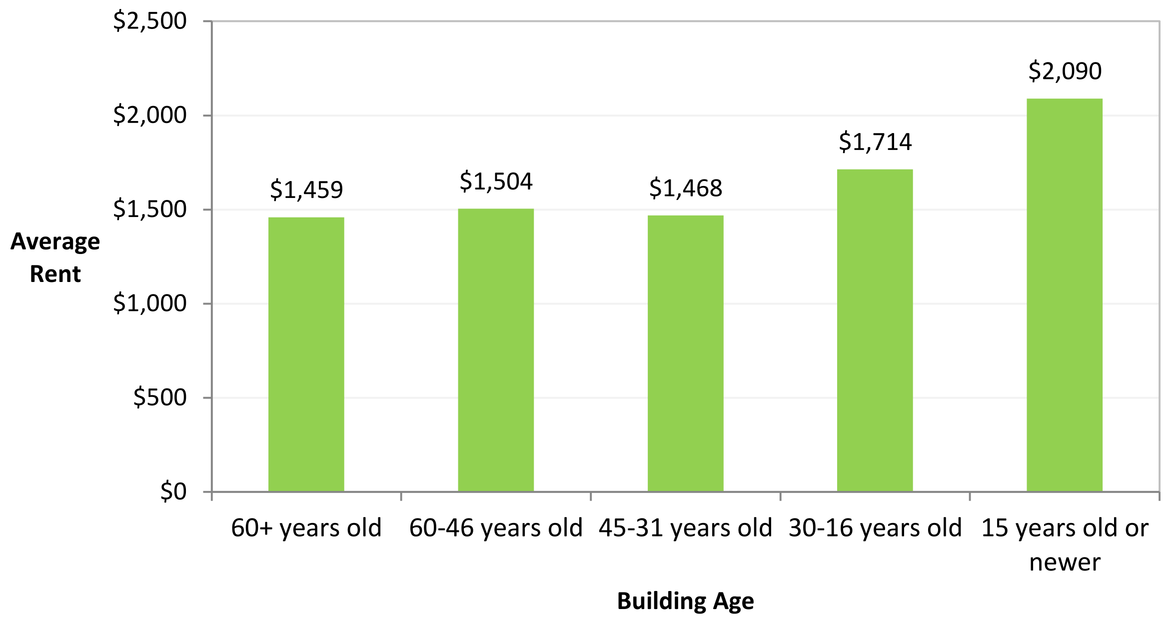
Background:

- Loss and gain of purpose-built rental housing is tracked via the City's purpose-built rental housing inventory. This inventory includes data on existing private market rental, but does not include information on rented condos or secondary suites.
- Data on the inventory and change in the stock of secondary suites has been identified as a significant data gap with senior government partners, and discussions are ongoing to identify opportunities to address this gap
- Change in purpose-built rental stock as of 2019 will be released in the next Housing Vancouver Annual Progress Report and Data Book in 2021
- Change in the private single-room occupancy is tracked separately and can be sourced from the Low-Income Housing Survey Report found here: https://vancouver.ca/files/cov/2015-survey-single-room-accommodation-non-market-housing-downtown-core.pdf

Key Observations:

- Overall there has been a significant net gain of approximately 3,450 units in purpose-built market rental housing stock from 2009-2018. New rental incentives and community plans are key avenues for enabling new market rental housing.
- There has been loss of purpose-built rental in certain areas of the City, RT (duplex) zones have lost approximately 408 units, which was the zoning district with the most loss in existing purpose-built rental and is not covered by City rental protections under the Rental Housing Stock ODP (Figure 3.3).

Figure 3.3: Affordability of Purpose-built Rental Housing By Building Age



Background:

- There is currently no data available on the affordability of individual existing purpose-built rental buildings. However, the Rental Market Report released annually by CMHC includes aggregated data on affordability in the stock of private market rental housing.
- Among the many indicators reported in the Rental Market Report is average rent in private market rental buildings by year of construction.

Key Observations:

- CMHC data shows that existing, older apartment rental housing in Vancouver tends to have lower rents than newly-constructed rental, with rents becoming lower as buildings grow older in age.
- Displacement of existing purpose-built rental generally involves loss of affordability, due to the relatively high cost of land and new construction in Vancouver. Policies like the Rental Housing Stock ODP are intended to protect areas of the city with a significant supply of existing rental, while also supporting renewal and replacement of this stock over time.

Section 4: Housing Projects In-Application

<u>Motion Request:</u> List of rezoning and development projects approved (see Section 1 for Projects approved) and in-application, the project status with estimated timelines, proposed form of development, unit numbers and types of housing:

Figure 4.1: Number of Housing Units In-Application by Development Stream as of June 2020

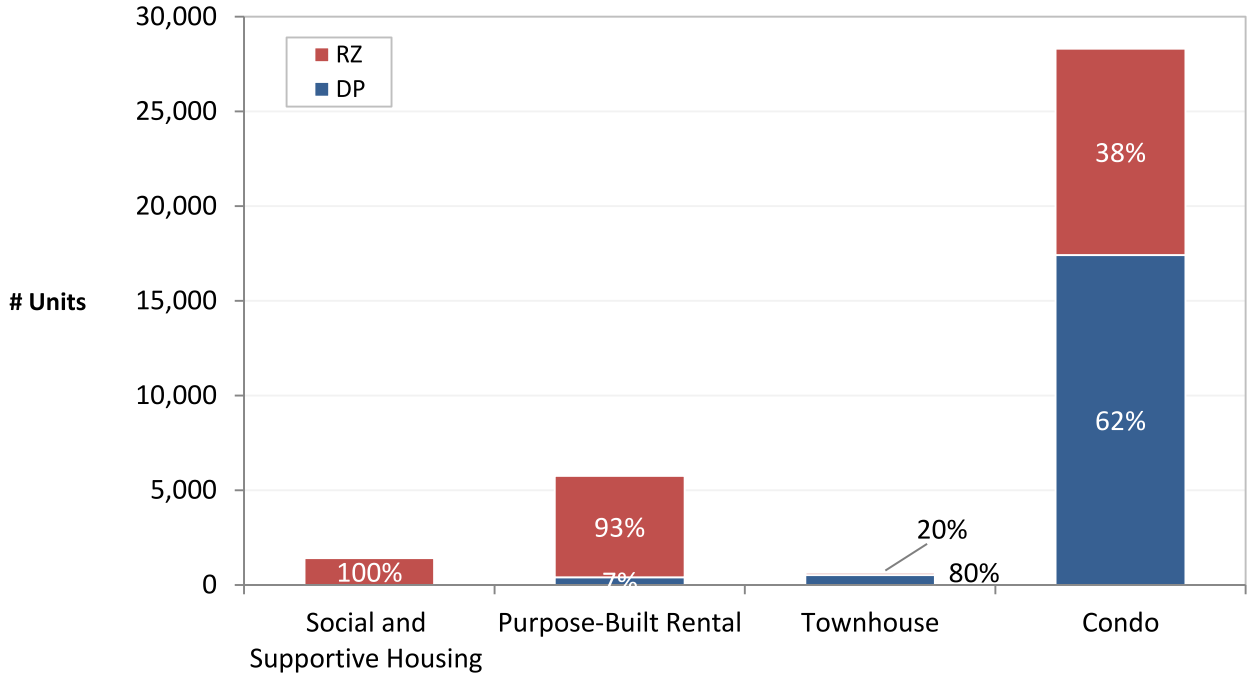
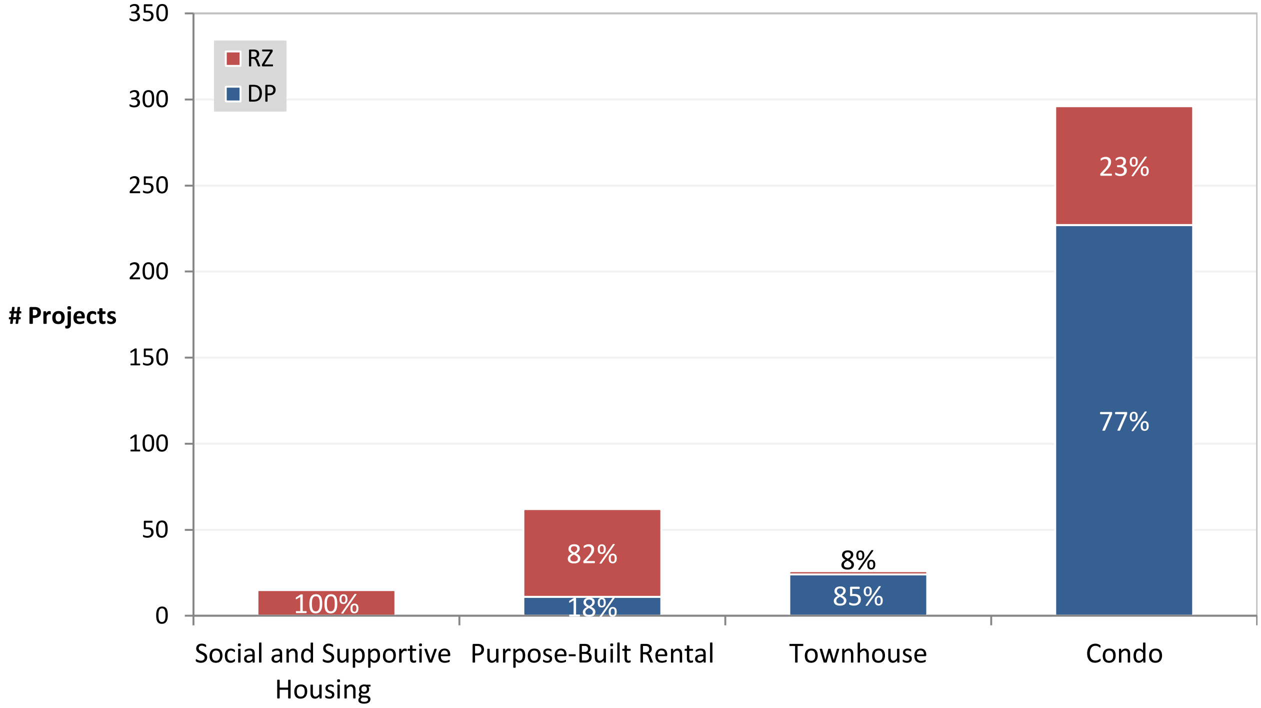


Figure 4.2: Number of Housing Projects in Application by Development Stream as of June 2020



Source:
City of Vancouver Development and Building Permit Processing System

Background:

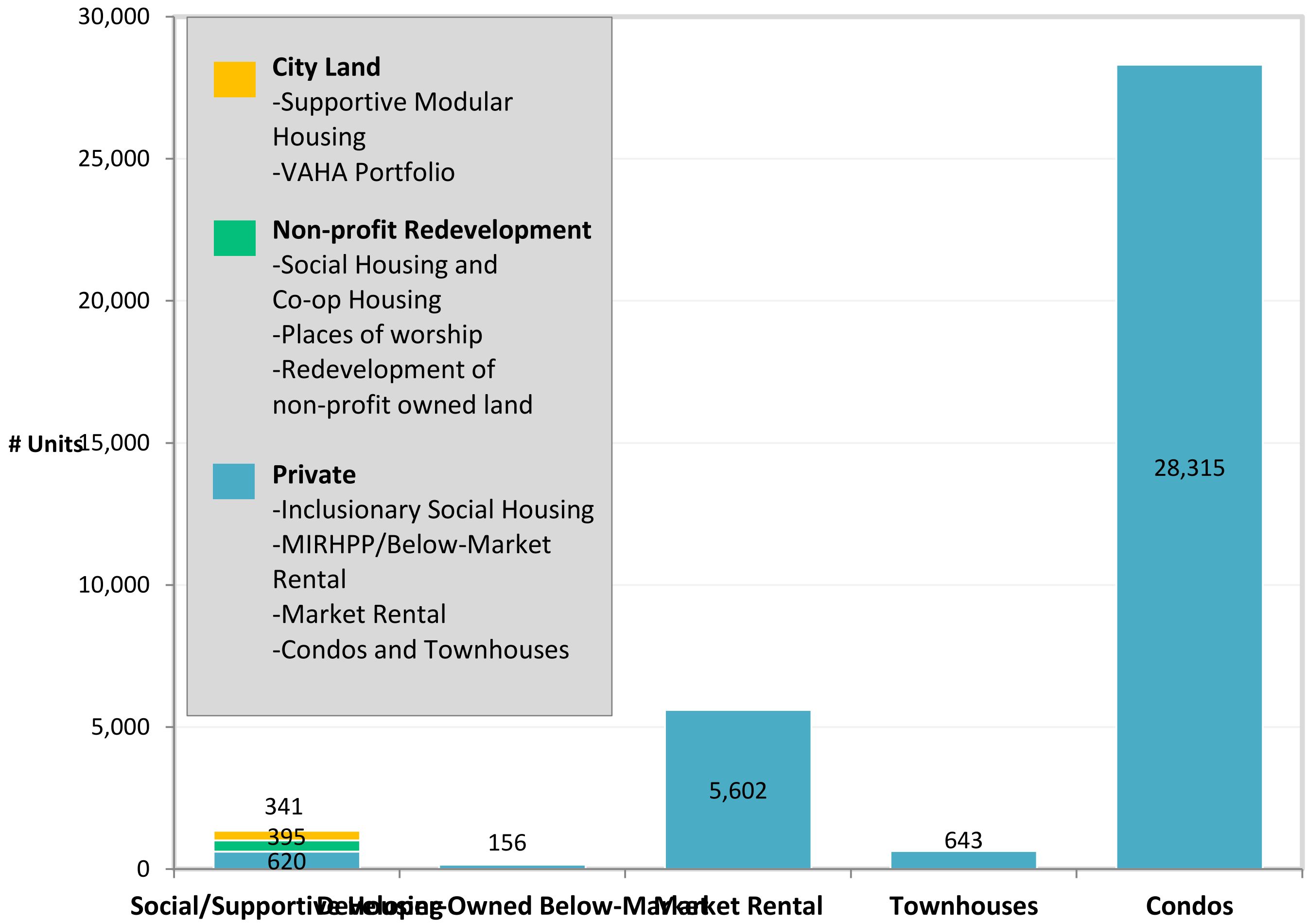
- Figure 4.1 and Figure 4.2 show the approximate number of units and development applications in the pipeline from City of Vancouver permitting systems as of the end of June, 2020.
- Projects in the development pipeline are expected to be completed in the next 10 years. The timeline is dictated by the engagement and review process involving the public, advisory groups, and staff from various City departments at the rezoning and development application stage, as well as time required for construction.

Key Observations:

- As of the end of June in 2020, more than 300 applications of condo and townhouse development providing ownership units are in the development review process. These applications make up approximately 29,000 ownership units. Majority of ownership units are in the Development Application stream, including 62% of condo development and 80% of townhouse development.

- These figures do not include single-family homes, duplexes, and laneway units in the development pipeline. These applications are almost exclusively processed under development permits or combined development and building permits.
- All social and supportive housing currently in-application are processed under the rezoning stream through inclusionary housing policies, redevelopment on non-profit land, and projects initiated on city-land.
- The majority of purpose-built rental projects currently in-application are processed under the rezoning stream under the previous Rental Incentive program, Affordable Housing Choices Program, and Moderate Income Rental Pilot Program.

Figure 4.3: Projects In-Application by Delivery Stream



Source: *City of Vancouver Development and Building Permit Processing System and Rezoning Centre*

Background:

- Data from our pipeline of affordable housing are drawn from projects in application
- Data on timelines was not available for this memo

Key Observations

- The majority of developments in application are condominium units initiated by the private sector. The majority of rental supply (5,758 units) in application have also been initiated by the private market
- Of the purpose-built rental housing in application,156 units delivered at below-market rents through the Moderate Income Rental Housing Pilot Program
- There are approximately 1,400 units of social and supportive housing in application through several streams including senior government partnerships on city land, and non-profit redevelopment

Section 5: Housing Vancouver Affordability Assumptions

Motion Request: Ballpark breakdown of household incomes required to afford each unit, as well as accessibility data for each project.

Background:

- The targets for new housing outlined in the Housing Vancouver strategy are based on a set of assumptions about the type of housing that can be affordable to different income levels.
- The specific assumptions around affordability of social and supportive, purpose-built rental, condo/townhouse, and laneway units are included below. Housing costs are considered to be affordable if they require 30% or less of gross annual incomes.
- Additional data on housing supply and need are available in the Housing Vancouver Annual Progress Report and Data Book
- Accessibility data for individual housing developments is not available at this time; social and supportive housing projects delivered through inclusionary policies or on city land are required to include 5% accessible units.

Affordability Assumptions by Housing Types

Income Range	Housing Type	Assumptions
Social and Supportive Housing (Secured Rental)		
0-$15K	Supportive and Modular Social Housing	Assume these incomes are served by shelter-rate singles units ($375/month), social or supportive housing
$15-30K	Supportive and Modular Social Housing	Assume these incomes are served by shelter-rate family units ($500-$600/month), social or supportive housing
$15-48K	Social Housing	Assume these incomes are served by a range of Housing Income Limit (HILs) rates for singles units
$30-68K	Social Housing	Assume these incomes are served by a range of Housing Income Limit (HILs) rates for family units
$48K-71K	Social Housing	Assume these incomes are served by a range of market/low-end of market rates for singles units

$68-104K+	Social Housing	Assume these incomes are served by a range of market/low-end of market rates for family units
Market Rental and Developer-Owned Below-Market Rental (Secured Rental)		
30-$50K	Developer-Owned Below-Market Rental	Assume these incomes are served by specified rent levels under the Moderate income Rental Housing Pilot Program for singles
$50-80K	Developer-Owned Below-Market Rental	Assume these incomes are served by specified rent levels under the Moderate income Rental Housing Pilot Program for families
	Market Rental	Assume these incomes are served by market rents for singles on the eastside as per the Annual CMHC Market Rental Report
$80-150K	Market Rental	Assume these incomes are served by market rents for singles on the westside and families citywide as per the Annual CMHC Market Rental Report
Condo and Townhouses (Ownership and Secondary Rental)		
$50-80K	Condos	One-third of new condos that are assumed to be rented out by singles at market rents city-wide as per the Annual CMHC Market Rental Report
$80-150K	Condos and Townhouses	Assume these incomes are affordable to benchmarks sales price for singles units (studio and 1-bedrooms) as report by Real Estate Board of Vancouver
		One-third of new condos and townhouses that are assumed to be rented out for families a market rents city-wide as per the Annual CMHC Market Rental Report
150K+	Condos and Townhouses	Assume these incomes are affordable to benchmarks sales price condos and townhouses as reported by the Real Estate Board of Vancouver

Laneways and Coachhouses (Ownership and Secondary Rental)		
$50-80K	Laneway house	Assume these incomes are served by market rents for singles on the eastside as per the Annual CMHC Market Rental Report
$80-150K	Laneway house	Assume these incomes are served by market rents for singles on the westside and families citywide as per the Annual CMHC Market Rental Report
	Coach house	One-third of new coach houses that are assumed to be rented out for families are served by market rents city-wide as per the Annual CMHC Market Rental Report
150K+	Coach house	Assume these incomes are served by the benchmarks sales price for townhouses as reported by Real Estate Board of Vancouver

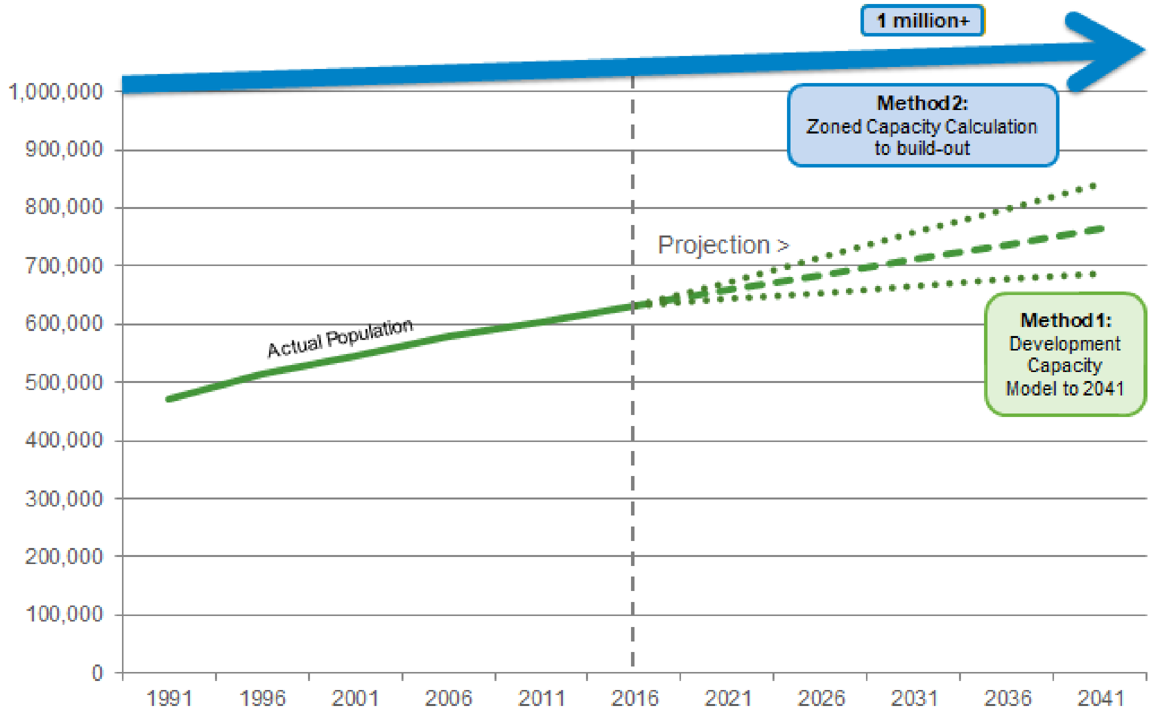
Section 6: Development Capacity and Zoned Capacity

Motion Request: Estimated zoned capacity, broken down by each zone and by neighbourhood, numbers and types of units, with estimated total and annual build-out;

Background:

- Zoned capacity by district and neighbourhood cannot be fully calculated in a precise manner at this time. Some zoning district schedules do not contain density information and are dependent on urban design, site, height considerations e.g. certain CD-1s, BCPED, FCCDD, HA districts. Other zoning district schedules have variations for maximum density depending on the choice of use(s), while others zoning districts depend on land use policies to provide density information. These layers of complexity are reasons why development capacity modeling is the City's standard approach for estimating growth, zoning capacity is not a simple calculation and it does not tell the whole story.
- Residential development capacity, or how much new development could be constructed in an area, can be estimated in two ways – by looking at development capacity or zoned capacity. Projections are a snapshot in time using current knowledge.
- Development capacity is the City’s standard approach for estimating growth.
    - The model is a supply-based approach that is time-constrained e.g. Regional Growth Strategy outlook to 2041.
    - It is based on actual proven rates of development that considers the role of supply and demand and their influence on development.
    - It takes into account constraints in identifying redevelopment sites - not all sites will be redeveloped and not all sites will redevelop to its maximum allowed density due to market, policy, site and design limitations e.g. heritage preservation, view cones, rental replacement.
    - It reflects existing City land use policy in addition to current zoning to present a more accurate representation of market development choices.
- Zoned capacity modeling is a simplistic approach to estimating growth.
    - The model is supply-based but is not time-constrained.
    - It is not based on development rates.
    - It assumes that all sites have redevelopment potential and that they can and will develop to its maximum capacity with no limitations or constraints. In fact, several factors might limit whether a site can redevelop, including site limitations or the level of existing density on the site. For example, if the maximum allowable density on a site is 1.5 FSR and the existing site is 1.3 FSR, it is unlikely that the site will redevelop to achieve a marginal increase in FSR.
    - It does not take into account existing City land use policy or market conditions.
    - It does not consider supply and demand factors.

Figure 6.1 Development vs. Zoned Capacity Projection Comparison



Source: *Statistics Canada and City of Vancouver Population Projection*

Figure 6.2 Development vs. Zoned Capacity Summary

	Development Capacity	Zoned Capacity
Time Constrained	Pre-determined e.g. Regional Growth Strategy 2041	None.
Rate of Development	Based on actual proven rates reflecting market controls and absorption rates	Does not take into account the rate of development.
Development Potential	Takes into account development limitation e.g. age of building, policy, and existing uses.	Assumes all land parcels have development potential and will continuously redevelop.
Maximum Density	Takes into consideration market conditions to reflect a more realistic choice of development. Not all developments can build to the maximum allowable density due to site conditions or allowable uses.	Assumed all development will build to the maximum allowable density
Land Use Policies	Takes into consideration policy options such as rezoning policies that may be available in addition to zoning. Developments may achieve additional density and public benefits while enabling a wider diversity in the housing	Does not take into account other overlaying land use policies.

	supply.	
Supply and Demand Factors	Recognizes supply and demand conditions and impact on rate, location and type of development.	Does not reflect supply and demand factors as a limitation to growth.
Estimated Population Projection	Estimated population projection range can be calculated over a period of time	Open ended population projection due to limitless development potential and no time-constraint.

Comparison of Development Capacity and Zoning Capacity – Key Examples:

- Laneway Housing
  - Development Capacity approach assumes that some but not all single family lots will build a laneway house. Some lots includes a newly development site that is unlikely to redevelop again soon, some owners may choose not to build a laneway house, and some lots are unable to build a laneway house. On average the city has approved 500 laneway houses a year, over the course of 25 years to 2041, we would anticipate a capacity for about 19,000 people
  - Zoned Capacity approach assumes that all single family lots can and will build a laneway house, adding capacity for 89,000 people. As there is no time constrains this capacity could be realised and built out today or take 300 years to build out.
- Marpole RM-9 Zoning District
  - In some areas, market conditions result in some development choosing to build less than the maximum density allowed in the zoning district.
  - Development Capacity approach takes into consideration market trends and preferences of developments in this area. In Marpole there is a market desire for ground oriented family housing in a townhouse form. The model accounts for this preference by including townhouse developments that are built to less than the maximum density allowed in the zoning district.
  - Zoned Capacity approach assumes that all RM-9 sites would develop to its maximum density which would only be achieved in low rise apartment forms. This model does not reflect the choice and ability to build different building types.
- Rental 100 Rezoning Policy
  - Rental 100 Rezoning Policy allows rezoning to higher density than base zoning for secured market rental housing.
  - Development Capacity approach takes into account the city-wide Rental 100 policy. This type of rezoning secures all housing units as rental and encourages construction of a higher green building standard through higher density.
  - Zoned Capacity approach does not consider or account for policy overlays such as Rental 100. It assumes the maximum density for the site under zoning would be built with secured affordable housing units.

Section 7: Secondary Rental Market Data

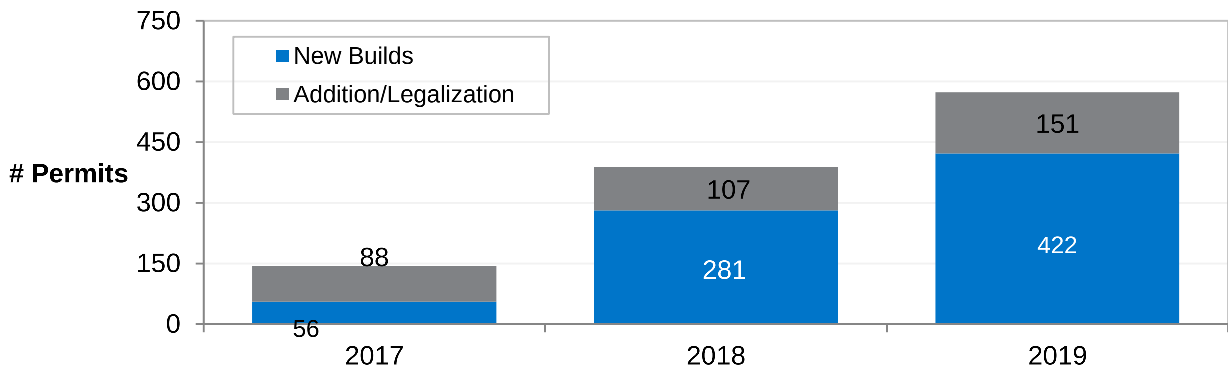
Motion Request: Existing data (where available) on the city's secondary rental market (non-purpose-built rentals such as condos, secondary conversions or unauthorized suites) the number and type of rental units, monthly rent, and vacancy rate;

Figure 7.1: Estimated number of Secondary Suites in Vancouver

Year	***Permit completions***	***Total estimated number of Secondary Suites***
2017	n/a	34,593
2018	388	34,981
2019	573	35,554

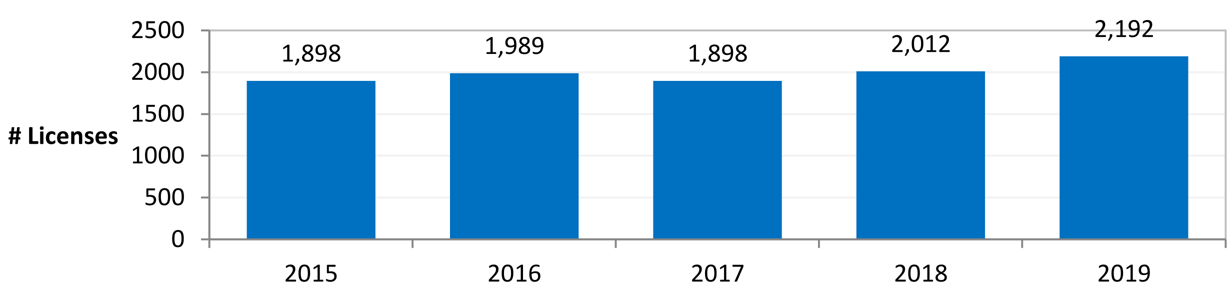
Source: *City of Vancouver Development and Building Permit Processing System and BC Assessment 2019*

Figure 7.2: Completed Secondary Suite Permits



Source: *City of Vancouver Development and Building Permit Processing System*

Figure 7.3: Secondary Suite Long Term Rental Licenses



Source: *City of Vancouver Licensing System*

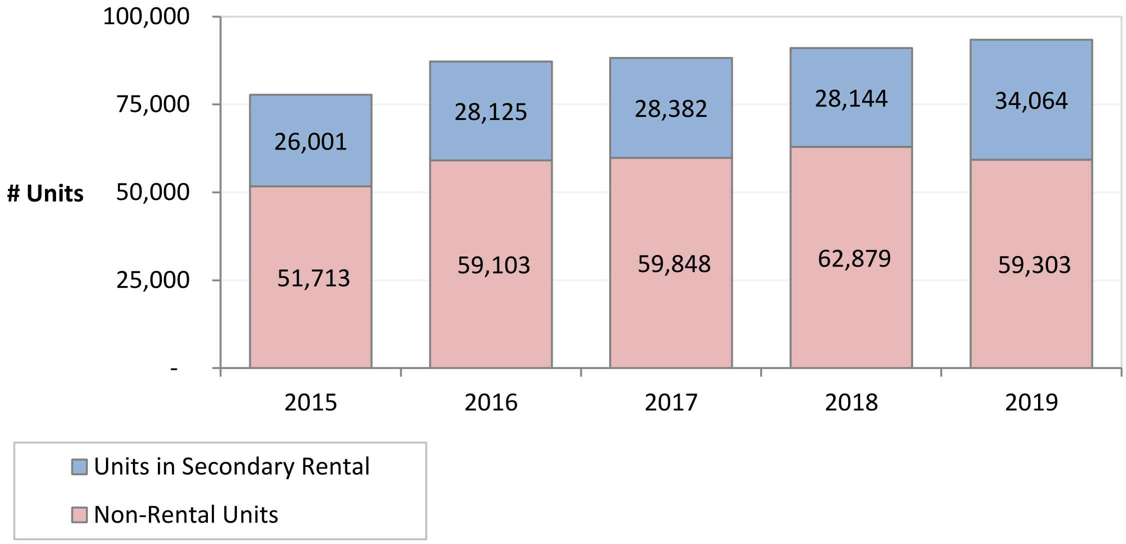
Background:

- A secondary suite is an approved dwelling unit (with its own kitchen and living area as well as separate external access) within a larger one-family or two-family dwelling. Secondary suites can be created through conversion of existing homes or through new construction and are an important source of affordable rental housing. For homeowners, the rental income generated from renting a secondary suite can offset the cost of a mortgage.
- There is limited data on the total number of secondary suites in the City. Based on information from BC Assessment, we estimate that at the end of 2017 there were around 34,600 secondary suites in Vancouver (Figure 7a).
- Beginning in Q1 2020, the number of permits issued for suites in new builds and the number of permits issued for the addition or legalization of suites in existing homes is posted to the City's Secondary Suite webpage: https://vancouver.ca/home-property-development/creating-a-secondary-suite.aspx

Key Observations:

- In 2019, 328 permits were issued to build one or two-family dwellings with a secondary suite. An additional 151 permits were issued to add or legalize a suite in an existing dwelling (Figure 7.2).
- In 2019, 422 permits for one or two-family dwellings with a secondary suite were completed (meaning that all work was finished and the final inspection was passed) along with 151 permits to add or legalize an existing suite. The numbers for 2018 were 281 and 107 respectively. On this basis, our estimate of the number of secondary suites in the City has grown to 35,554 (Figure 7.1).
- In 2019 we issued 2,192 Long Term Rental licences to secondary suites. This compares to 2,012 issued in 2018, and represents a 15.5% increase since 2017 (Figure 7.3).

Figure 7.4: Vancouver Condominium universe and units in secondary rental market, 2015-2019



Source: *CMHC Rental Market Survey 2015-2019*

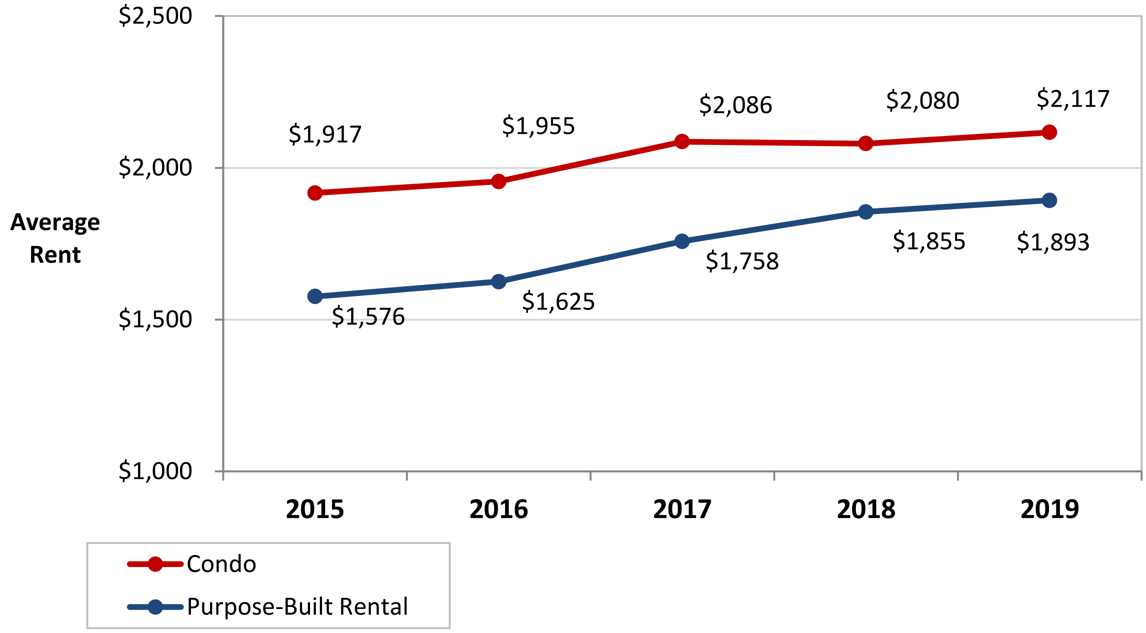
Figure 7.5: Net Change in Condominium Units in the Secondary Rental Pool: Vancouver Vs. Metro Vancouver

Geography	2015	2016	2017	2018	2019
City of Vancouver	+1,788	+2,124	+257	-238	+5,920
Metro Vancouver Region	+4,975	+1,516	+1,841	-1,081	+11,118

Figure 7.6: Vancouver Vacancy Rates in Rented Condominiums

Geography	2015	2016	2017	2018	2019
City of Vancouver	0.8%	0.4%	0.6%	0.3%	0.2%
Metro Vancouver Region	0.9%	0.3%	0.6%	0.3%	0.3%

Figure 7.7: Vancouver Average Rents: Rented Condo Vs. Purpose-Built Rental



Source: *CMHC Rental Market Survey 2015-2019*

Background:

- All information on secondary condominium rental stock is from the annual CMHC Condominium Apartment Survey, as reported in the annual CMHC Rental Market Report.
- Condominium rental units are considered part of the secondary rental market, as they are stratified ownership units and are not constructed with the purpose of renting to a tenant. It is the decision of the strata owner to rent out their unit.
- Condominiums surveyed by CMHC can be any dwelling type, but are generally apartment forms. The survey is done annually during September and October and is representative of that point in time.

Key Observations:

- For the past 5 years, the vacancy rate in the rented condominium stock remained low below 1% and further decreased from 0.3% to 0.2% between 2018 and 2019 (Figure 7.6). The drop in vacancy rate despite the significant increase in the supply of condos in the long-term rental market over the last 2 years indicates a continued high demand for rental. This is despite significant new rental housing supply in the purpose-built and secondary markets and a significant increase in the number of condominiums being added to the long-term rental stock due to initiatives like the City's Empty Homes Tax, the Provincial Speculation and Vacancy Tax and Short-term Rental regulations.

- For the past 5 years, approximately a third of condominium units have been rented on the secondary rental market. Over the 5 year period, 2019 had the highest proportion of condominium units in the secondary rental market at 36.5%, while 2018 had the lowest proportion at 30.9% (Figure 7.4).
- The net increase in rented condominiums in Vancouver represents over half of the overall increase in rented condominiums in the region. The stock of condos in the long-term rental market increased by 21% (5,920 units) in the City and 19% in the region (11,118 units) over a one year period between 2018 and 2019 (Figure 7.5).

Appendix B: List of Projects Approved

Social Housing Approvals from January 2010- July 2020

Address	Development Status	Type of Non-Market Housing	Approval Year	Total Non-Market Housing Units
311 E 6th Ave	Completed	Social Housing	2015	14
728 W. 8th Ave	Completed	Social Housing	2012	5
502 Alexander St	Completed	Social Housing	2011	12
557 East Cordova St	Completed	Social Housing	2013	5
4899 Heather St	Completed	Social Housing	2013	9
626 Alexander St	Completed	Social Housing	2014	5
211 Gore St	Completed	Social Housing	2011	96
2305 W. 7th Ave	Completed	Social Housing	2011	15
31 W. Pender St	Completed	Supportive Housing	2010	24
3484 Kingsway	Completed	Social Housing	2012	14
138 E. Hastings St	Completed	Social Housing	2012	18
2304 W. 8th	Completed	Supportive Housing	2010	10
1601 W. 7TH Ae	Completed	Supportive Housing	2010	62
1099 Richards St	Completed	Social Housing	2013	75
2980 Nanaimo St	Completed	Supportive Housing	2010	24
215 W 2nd Ave	Completed	Supportive Housing	2010	147
1249 Howe St	Completed	Supportive Housing	2010	110
1134 Burrard St	Completed	Supportive Housing	2010	141
111 Princess Ave	Completed	Supportive Housing	2010	139
2465 Fraser St	Completed	Supportive Housing	2010	99
951 Boundary Rd	Completed	Supportive Housing	2012	56
601 Main St	Completed	Social Housing	2013	22
220 Princess	Completed	Supportive Housing	2010	147
2610 Victoria	Completed	Supportive Housing	2012	28
720 -730 E. Hastings	Completed	Supportive Housing	2011	21
1500 Main St	Completed	Social Housing	2016	40
1105 Seymour St	Completed	Social Housing	2013	81
1700 -1720 Kingsway	Completed	Social Housing	2012	48
41 E. Hastings St	Completed	Social and Supportive Housing	2013	120
95 E. 1st Ave	Completed	Social Housing	2014	135
7430-7460 Heather	Completed	Supportive Housing	2017	78

St		(TMH)		
1723 Victoria	Completed	Social and Supportive Housing	2012	26
1131 Franklin St	Completed	Supportive Housing (TMH)	2018	39
525 Powell St	Completed	Supportive Housing (TMH)	2018	39
933 E. Hastings St	Completed	Social Housing	2012	70
1106 Pendrell St	Completed	Social Housing	2014	45
292 E Hastings St	Completed	Social Housing	2016	104
4480 Kaslo St	Completed	Supportive Housing (TMH)	2018	52
2132 Ash St	Completed	Supportive Housing (TMH)	2018	52
137 E. 37th Ave	Completed	Supportive Housing (TMH)	2018	46
1315 Davie St	Completed	Social Housing	2015	27
620 Cambie St	Completed	Supportive Housing (TMH)	2018	98
2922 E. Kent Ave South	Completed	Social Housing	2012	90
179 Main St	Completed	Social Housing	2014	9
5077 and 5095 Heather St	Completed	Supportive Housing (TMH)	2018	98
265 W. 1st Ave	Completed	Supportive Housing (TMH)	2018	52
258 Union St	Completed	Supportive Housing (TMH)	2018	52
3090 E. 54th Ave	Completed	Social and Supportive Housing	2013	31
5688 Ash St	Completed	Social Housing	2016	46
3598 Copley St	Completed	Supportive Housing (TMH)	2019	58
2720 E. 48th Ave	Under Construction	Social Housing	2017	87
2780-2800 SE Marine Dr	Under Construction	Social Housing	2012	188
2780-2800 SE Marine Dr	Under Construction	Social Housing	2012	32
946- 950 Main St	Under Construction	Social Housing	2017	26
3185 Riverwalk Ave	Under Construction	Social Housing	2016	109
870 E. 8th Ave	Under Construction	Social Housing	2017	29
1495 W. 8th Ave	Under Construction	Social Housing	2017	150

969 Burrard St	Under Construction	Social Housing	2017	61
4255 Arbutus St	Under Construction	Social Housing	2018	125
3819 Boundary Rd	Under Construction	Social Housing	2018	23
616 E Cordova St	Under Construction	Social Housing	2018	63
1847 Main St	Under Construction	Social Housing	2015	30
3183 Pierview Crescent	Under Construction	Social Housing	2016	89
3245 Pierview Crescent	Under Construction	Social Housing	2016	51
124 Dunlevy Ave	Under Construction	Social Housing	2017	213
1395 Davie St	Under Construction	Social Housing	2017	68
2221 Main St	Under Construction	Social Housing	2017	145
706 W. 13th Ave	Under Construction	Social Housing	2014	143
8501 Boundary	Under Construction	Social Housing	2018	119
1810 Alberni St	Under Construction	Social Housing	2018	24
1482 Robson St	Under Construction	Social Housing	2017	84
7433 Cambie St (Pearson Phase 1 - Parcel A)	Under Construction	Social Housing	2017	138
33 W. Cordova St	Under Construction	Social Housing	2018	80
1636 Clark and 1321 - 1395 E 1st Ave	Approved	Social Housing	2019	90
7329 Cambie St (Pearson Phase 2 - Parcel D)	Approved	Social Housing	2017	223
500-650 W. 57th Ave (Pearson)	Approved	Social Housing	2017	179
58 W. Hastings St	Approved	Social Housing	2018	230
650 W. 41st Ave (Oakridge Centre)	Approved	Social Housing	2014	290
420 Hawks Ave	Approved	Social Housing	2016	21
55-79 SW. Marine Dr	Approved	Social Housing	2017	53
95 SW. Marine Dr	Approved	Social Housing	2017	48
155 E. 37th Ave	Approved	Social Housing	2016	58
2267 W. 45th Ave	Approved	Social Housing	2017	32
177 W. Pender St	Approved	Social Housing	2017	74
128 Powell St	Approved	Social Housing	2017	20
3510 Fraser St	Approved	Social Housing	2018	58
750 - 772 Pacific Boulevard (Plaza of Nations)	Approved	Social Housing	2018	380

1055 Harwood St	Approved	Social Housing	2018	43
1068 - 1080 Burnaby St	Approved	Social Housing	2018	39
950 W. 41st Ave	Approved	Social Housing	2018	299
1485 Davie St	Approved	Social Housing	2018	51
439 Powell St	Approved	Social Housing	2018	55
3338 Sawmill Crescent	Approved	Social Housing	2019	337
3279 - 3297 Vanness Ave	Approved	Social Housing	2019	102
1102-1138 E Georgia St	Approved	Social Housing	2019	10
436 E Hastings St	Approved	Social Housing	2019	14
835-837 E. Hastings St	Approved	Social Housing	2019	39
545 E. Cordova	Approved	Social Housing	2019	20
2130 - 2288 Harrison Dr	Approved	Social Housing	2019	44
1555 Robson St	Approved	Social Housing	2019	24
138 Main St	Approved	Social Housing	2020	42
128 - 138 E. Cordova St	Approved	Social Housing	2020	46
52-92 E. Hastings St	Approved	Social and Supportive Housing	2020	111
			Total:	7,943

Purpose-Built Rental Housing Approvals from January 2010- March 2020

Address	Development Status	Year Approved	Below-Market Units	Total Net Rental Units
1142 Granville St	Complete	2010	0	106
525 Great Northern Way	Complete	2011	0	76
1718 Davie St	Complete	2011	0	49
3615 Victoria Dr	Complete	2011	0	192
5711 Rhodes St	Complete	2012	0	40
1401 Comox St	Complete	2012	0	186
2778 E. Hastings St	Complete	2012	0	34
1650 Quebec St	Complete	2011	0	91
8555 Granville St	Complete	2011	0	31
4867 Cambie St	Complete	2012	0	6
2167 Dundas St	Complete	2014	0	4
2215 E. Hastings St	Complete	2013	0	37
2525 Carnarvon St	Complete	2013	0	70
1588 E. Hastings	Complete	2013	0	20
3456 Commercial Dr	Complete	2013	0	11
89 W. Georgia St	Complete	2012	0	197
1388 Continental St	Complete	2012	0	89
458 W. 41 Ave	Complete	2014	0	52
2222 Alma St	Complete	2014	0	9
308 W. Hastings St	Complete	2014	0	52
8198 Cambie	Complete	2011	0	110
400 SW. Marine Dr	Complete	2012	0	46
2893 Cambie St	Complete	2013	0	106
1333 Jervis	Complete	2014	0	15
4310 Slocan St	Complete	2013	0	41
963 E. 19th Ave	Complete	2014	0	44
2806 - 2850 Cambie St	Complete	2014	0	8
1526 Kingsway	Complete	2013	0	77
3120–3184 Knight St	Complete	2014	0	42
685 Pacific St	Complete	2012	0	262
2975 Oak St	Complete	2014	0	36
540 Victoria Dr	Complete	2015	0	27
41 E. Hastings St	Complete	2013	0	78

3511-3523 E. Hastings St	Complete	2014	0	87
275 Kingsway	Complete	2015	0	201
245 E. Georgia St	Complete	2013	0	40
288 E. Hastings St	Complete	2016	0	68
7299 Granville St	Complete	2011	0	40
1398 Richards St	Complete	2013	0	133
7645 Cambie St	Complete	2014	0	129
1155 Thurlow St	Complete	2014	0	162
450 Gore St	Complete	2015	0	56
1969-1999 Waterloo St	Complete	2015	0	8
179 Main St	Complete	2014	0	46
3699 Marine Way	Complete	2016	0	268
1754 - 1772 Pendrell St	Complete	2015	0	147
1600 W. 6th Ave	Complete	2015	0	97
609-619 Heatley Ave	Complete	2015	0	11
706 E 57th Ave	Complete	2014	0	95
408 - 488 W. King Edward Ave	Complete	2015	0	56
3063-3091 W Broadway	Complete	2015	0	71
1668 Davie St	Complete	2015	0	157
2805 E. Hastings St	Complete	2016	0	94
1184 Comox St	Complete	2016	0	6
6507 Main St	Complete	2016	0	75
2312-2328 Galt St	Complete	2015	0	28
210 - 262 W. King Edward Ave	Complete	2017	0	51
1265 Howe St	Under Construction	2012	0	20
1420 Howe St	Under Construction	2013	0	105
679 E. Cordova St	Under Construction	2015	0	4
1418 E. 41st Ave	Under Construction	2014	0	42
1289 Hornby St	Under Construction	2013	0	50
1546 Nelson St	Under Construction	2014	0	4
191 E. 11th Ave	Under Construction	2014	0	14
3795 Commercial St	Under Construction	2015	0	9
508 Helmcken St	Under Construction	2013	0	119
5658 Victoria Dr	Under Construction	2013	0	48

1529 Comox St	Under Construction	2015	0	17
1188 Bidwell St	Under Construction	2015	0	108
1335 Howe St	Under Construction	2015	0	113
2894 E. Broadway	Under Construction	2016	0	37
3595 Kingsway	Under Construction	2016	0	104
1016 E. 8th Ave	Under Construction	2017	0	3
1755 W. 14th Ave	Under Construction	2016	0	116
1661 Davie St	Under Construction	2016	0	319
1030 Denman St	Under Construction	2016	0	314
1601 Comox St	Under Construction	2014	0	11
3365 Commercial Dr	Under Construction	2016	0	111
1102 Commercial St	Under Construction	2018	0	7
2551 Kingsway	Under Construction	2012	0	12
3068 Kingsway	Under Construction	2013	0	32
1037 W. King Edward Ave	Under Construction	2016	0	36
424 W. Pender St	Under Construction	2016	0	72
454 W. Pender St	Under Construction	2016	0	68
2153- 2199 Kingsway	Under Construction	2017	0	101
3868-3898 Rupert St	Under Construction	2017	0	98
1500 Robson St	Under Construction	2017	0	115
8615 Laurel St	Under Construction	2017	0	39
1715 Cook St	Under Construction	2017	0	104
1041 SW. Marine Dr	Under Construction	2012	0	6
2075 W 12th Ave	Under Construction	2017	0	48
5679 Main St	Under Construction	2018	0	46
33 W Cordova St	Under Construction	2018	0	62
2109 E Hastings St	Under Construction	2018	0	42
1168 Pendrell St	Under Construction	2019	0	5
1170 Barclay St	Under Construction	2018	0	12
8690 Jack Uppal St	Under Construction	2019	0	119
2153-2199 Kingsway	Under Construction	2019	0	84
1002 Station St	Approved	2019	0	75
3435 E. Hastings St	Approved	2019	0	45
800 Griffiths Way	Approved	2012	0	133
696 E. 64th Ave	Approved	2015	0	37
455 Kingsway	Approved	2016	0	109
512 W. King Edward	Approved	2016	0	50
928 Commercial Dr	Approved	2017	0	10

6137 Cambie St	Approved	2017	0	20
496 W 48th Ave	Approved	2017	0	59
3681 Victoria Dr	Approved	2017	0	152
1523 Davie St	Approved	2017	0	20
431-455 W. King Edward Ave	Approved	2018	0	42
95 West Hastings St	Approved	2018	0	132
1296 W Broadway	Approved	2018	0	153
6679 Main St	Approved	2018	0	28
855 Kingsway	Approved	2018	0	50
8599 Oak St	Approved	2018	0	23
4435-4459 Rupert St	Approved	2018	0	12
3281 E 22nd Ave	Approved	2018	0	51
1615-1691 E Broadway	Approved	2018	0	47
2133 Nanton Ave (Arbutus Blocks C+D)	Approved	2019	13	91
1371 W 11th	Approved	2019	0	5
1837-1857 E.11th Ave	Approved	2018	0	72
1800 -1880 Main St	Approved	2018	13	129
3560 Hull St	Approved	2018	0	69
2715 W. 12th Ave	Approved	2019	0	14
650 W. 41st Eve	Approved	Masterplan approved in 2014, DP Board approved on July 23, 2018	0	290
3070 Kingsway	Approved	2018	0	40
2601 E. Hastings St.	Approved	2019	0	47
815-825 Commercial Dr	Approved	2019	0	38
2109 W. 35th Ave	Approved	2018	0	12
1535-1557 Grant St	Approved	2019	0	35
1303 Kingsway	Approved	2019	0	54
8636-8656 Oak St	Approved	2019	0	48
1906-1918 W 4th Ave	Approved	2019	0	32
2543 - 2583 Renfrew St	Approved	2019	19	96
2603-2655 Renfrew St	Approved	2019	16	82

1956-1990 Stainsbury Ave	Approved	2020	13	80
3600 East Hastings St	Approved	2020	19	94
3680 East Hastings St	Approved	2020	24	118
1805 Larch St	Approved	2019	13	63
3701-3743 W. Broadway	Approved	2019	0	94
3104-3130 SE. Marine Dr	Approved	2020	0	83
686 E 22nd Ave	Approved	2019	0	121
708-796 Renfrew St	Approved	2019	0	73
3429-3469 Fraser St	Approved	2019	0	104
944 E 8th Ave	Approved	2016	0	15
3532 E Hastings St	Approved	2019	0	34
1261 Hornby St	Approved	2020	0	24
41 W Pender St	Approved	2020	0	16
		Total:	**130**	**10,467**

Appendix C: Background on Housing Vancouver Targets

Understanding the Housing Vancouver Targets

The target for 72,000 new housing units in Vancouver between 2017-2026 in Housing Vancouver was determined based on the following:

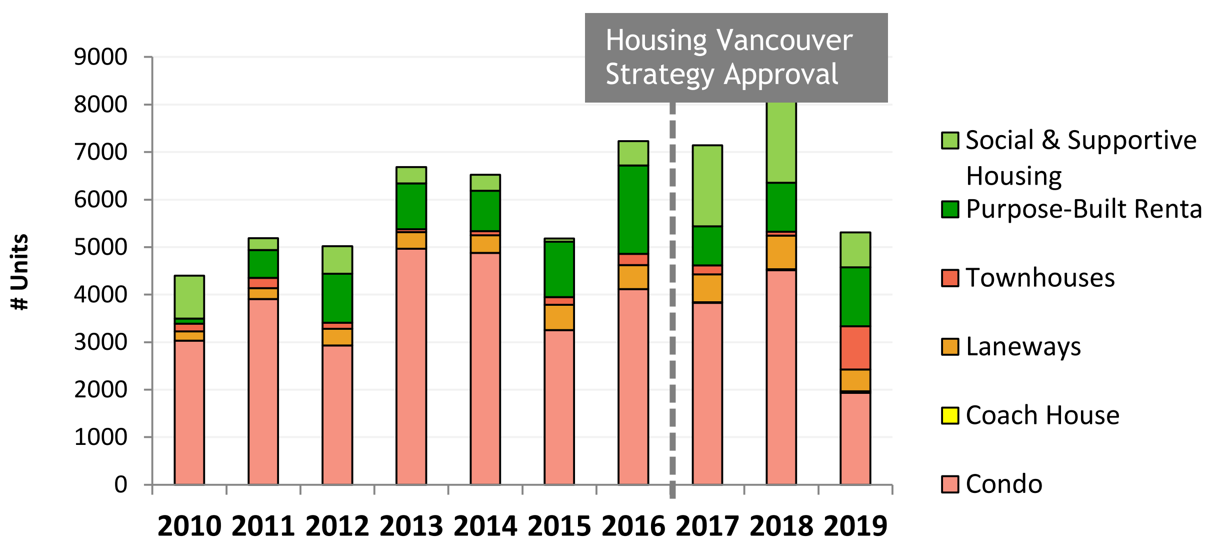
1. The number of condominium units that were already in the pipeline through major projects and incoming developments – this number was set by the high number of condominium units in the existing development pipeline and based on past development trends.
2. The number of additional new units of market rental, social/supportive/co-op, and diverse ground-oriented forms that would be required to reflect the breakdown of local renter household incomes, based on the 2016 Census.
3. The number of units affordable to shelter rates required to house the 2,100 individuals counted as homeless in the 2017 Homeless Count and to replace 4,000 private SROs

Targets are a measure of approvals – this means approval at public hearing for developments requiring a rezoning, or development permit issuance for projects that do not require a rezoning. Approvals are reported as net for rental developments, and gross for ownership developments.

The Role of the Housing Vancouver Targets in Achieving the Right Supply

An important piece of context for the Housing Vancouver strategy goals is the high level of condominium units being approved in Vancouver relative to market and non-market rental and social housing in the years leading up to the Housing Vancouver strategy. Figure 2 shows housing approvals by type of housing from 2010-2019. This figure shows that the majority of new units approved by the City were condominium ownership units that were not meeting the needs of local residents.

Figure 3: Residential Development Approvals in Vancouver, 2010-2019



The goal of Housing Vancouver and the Housing Vancouver Targets is to shift the pipeline of new housing development in the city toward housing that better meets local income needs - including market and below-market rental, non-profit social, supportive, and co-op housing, and diverse ground-oriented forms like townhomes, coach homes, and laneways.

Council has raised questions about whether it is necessary to achieve approvals to meet the Housing Vancouver targets each year to get to 72,000 overall units. The view of Staff is that targets are intended as a set of quantitative and aspirational metrics that allow for monitoring and assessment of the impact of various City housing policies and programs on achieving the overall goal of shifting development toward rental and social/supportive/co-op housing. This means that the most important aspect of the targets are the 42,000 units additional units of rental, social/supportive/co-op, and ground-oriented townhouse units that are needed to shift toward the 'Right Supply.' There is less concern if approvals fall short of condominium housing, though it is important to note that condominium approvals are important for the delivery of new social housing and other community amenities.

Council has also asked Staff whether the Housing Vancouver targets are an accurate representation of overall need for housing affordable to the lowest incomes in the city. This question was the subject of considerable discussion between Staff and Council during the Housing Vancouver Strategy process. Need for this type of housing is significantly higher than the targets in Housing Vancouver, but there were and continue to be real limits to the City's ability on its own to enable deeply affordable rental housing without senior government funding. For this reason, the Housing Vancouver target for 12,000 units of social, supportive, and co-op housing was chosen to be both a very high target relative to previous goals and housing delivery, while also reflecting what can realistically be achieved on City and partner land as well as through inclusionary development requirements over ten years based on the availability of senior government funding.

Data in Housing Vancouver

The Housing Vancouver strategy and associated policies are informed by data on housing demand, supply, and affordability. Staff consulted local housing policy and planning experts on the development of these targets, and have continued ongoing dialogue with experts and stakeholders to ensure these targets continue to be an accurate reflection of housing need in Vancouver. A broad range of data sources were used to develop the Housing Vancouver targets. These are shown below:

Existing Data Sources that Contribute to Housing Vancouver Targets

CMHC: • Purpose-built rental vacancy rate (at or below 1% over the last 10 years) • Low stock of affordable rental housing for families (2 and 3 bedroom units) • Housing Starts by Tenure • Data on rented condos
Census (2016): • # renters spending over 30% of income on housing costs by income band • Population growth and loss by local areas

• Income distribution of renters
City of Vancouver • Homeless Count • # SRO tenants living in inadequate housing • Development pipeline (addresses units in stream that take up to 10 years to be counted
Metro Vancouver • Regional Growth Strategy Demand Estimates

*Data listed is included in the Housing Vancouver Annual Progress Report and Data Book which is updated annual

APPENDIX D: Recalibrating the Housing Vancouver Strategy Post-Covid 19
Final Motion as Approved

A. THAT Council direct staff to provide transparent data to serve as the basis of subsequent analysis, and then policy recalibration as part of the Vancouver Plan process and the associated Regional Growth Strategy (RGS) update.

B. THAT Council direct staff to provide the following for the City of Vancouver as a whole and broken down by neighbourhood or district:

   Annual historical data since 2010 to present for:

   - rezoning and development permit applications for new housing development, listed by project, including data on the actual or estimated number and type of housing units, and the status of each project (approved; modified; rejected; in progress; construction started; occupancy permit);
   - summary of census data for annual population and unit growth;
   - estimated or actual (where available) on the number of units lost through rezoning or redevelopment and net changes in affordability;

   Additional current data and information:

   - list of rezoning and development projects, the project status with estimated timelines, proposed form of development, unit numbers and types of housing, and ballpark breakdown of household incomes required to afford each unit, as well as accessibility data for each project;
   - estimated zoned capacity, broken down by each zone and by neighbourhood, numbers and types of units, with estimated total and annual build-out;
   - existing data (where available) on the city's secondary rental market (non-purpose-built rentals such as condos, secondary conversions or unauthorized suites) the number and type of rental units, monthly rent, and vacancy rate;

C. THAT Council direct staff to confirm that the Housing Vancouver targets are aspirational to achieve the right supply of housing and provide only a rough estimate for growth, and not a strict requirement - i.e. targets do not need to be met every year;

D. THAT Council direct staff to clarify whether the Vancouver Housing Strategy targets refer to net housing completions or gross housing completions; and

E. THAT Council direct staff to report back via memo with the requested data and information as listed above for Council consideration in July 2020, and to provide a timeline for when the data will be posted through the Open Data Portal.