

# WELCOME

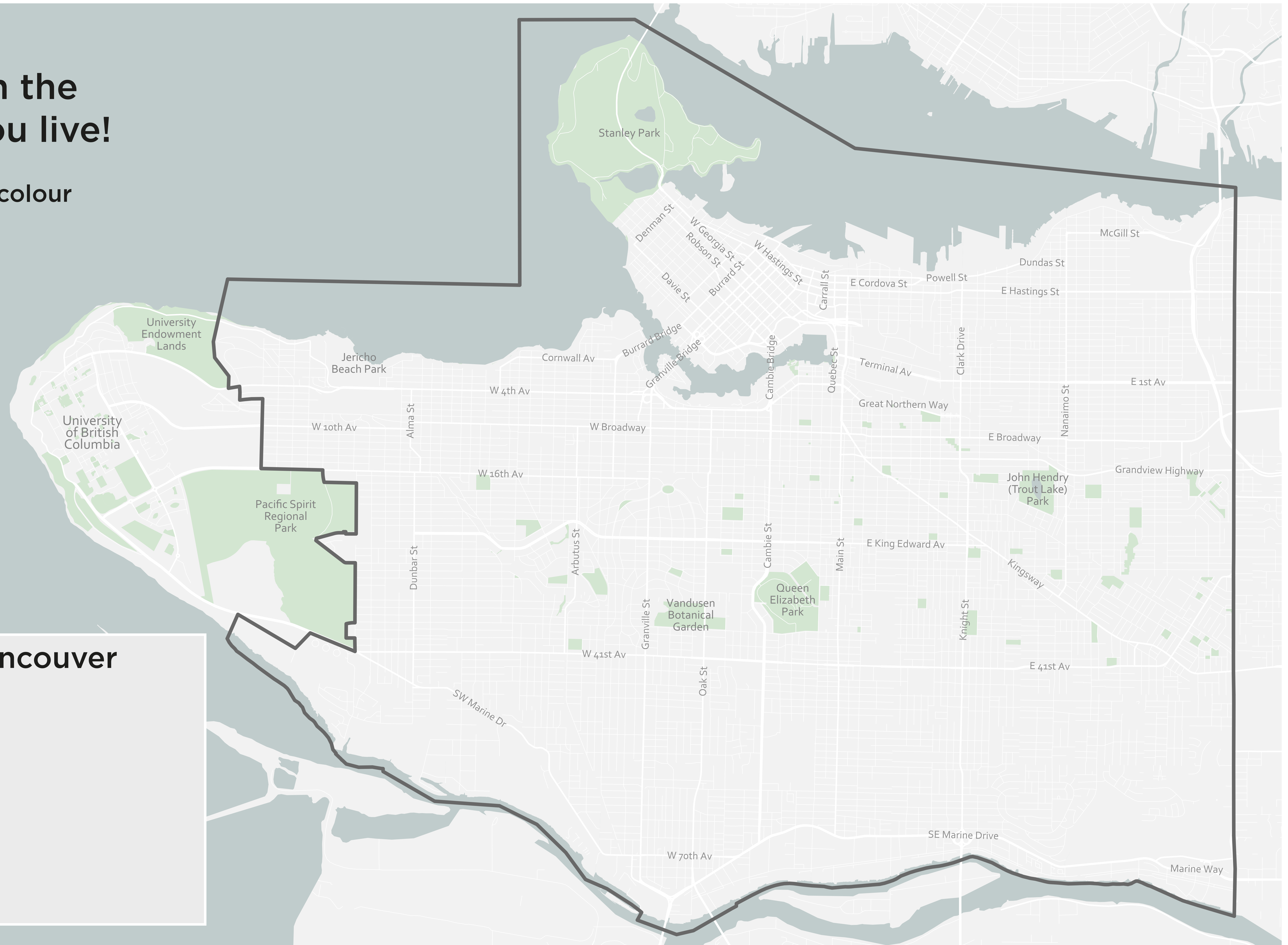


Place a dot on the map where you live!

Choose your sticker colour based on if you...

- Rent your home
- Own your home
- Other

Outside of Vancouver





# TODAY'S EVENT



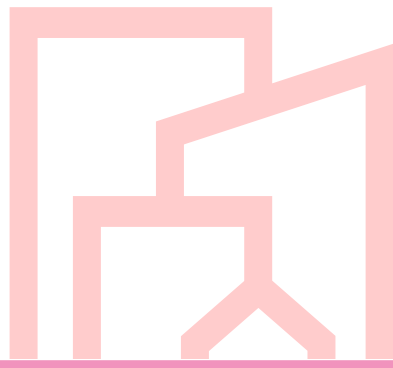
## Purpose & Objectives

The purpose of today's event is to provide information about the new **Secured Rental Policy** and to share details on two proposed zoning changes that are part of the implementation of the Policy.

### 1) CHANGES TO C-2 ZONES

Zoning changes to allow new rental housing projects up to six storeys in some commercial mixed-use (C-2 zoned) areas without rezoning

See boards 13-21 (identified by the pink header) for more information



### 2) CREATE NEW RENTAL ZONES FOR FUTURE REZONINGS IN LOW DENSITY AREAS

New rental zones to simplify rezoning for new rental housing in low-density areas within walking distance of public transit, parks, schools, shopping, and services

See boards 22-30 (identified by the yellow header) for more information



## Timeline for Policy Implementation

A report with recommendations to Council is anticipated for late Spring 2020. We are also here today to hear your thoughts, comments, and questions about the proposed zoning changes.



## Share Your Thoughts

Please take an opportunity to review the boards around the room and engage the staff team with any questions or comments. We also encourage you to provide your feedback by:



- Filling out a comment form
    - On an iPad at this Information Session (Please ask a staff member for instructions)
    - Online at [vancouver.ca/rentalhousing](https://vancouver.ca/rentalhousing)
- Opportunity for comments closes on March 20, 2020



3-1-1



[housingpolicy@vancouver.ca](mailto:housingpolicy@vancouver.ca)



# SECURED RENTAL POLICY



In November 2019, Vancouver City Council approved an amended *Secured Rental Policy: Incentives for New Rental Housing*, which provides incentives to increase purpose-built rental housing options in the city.

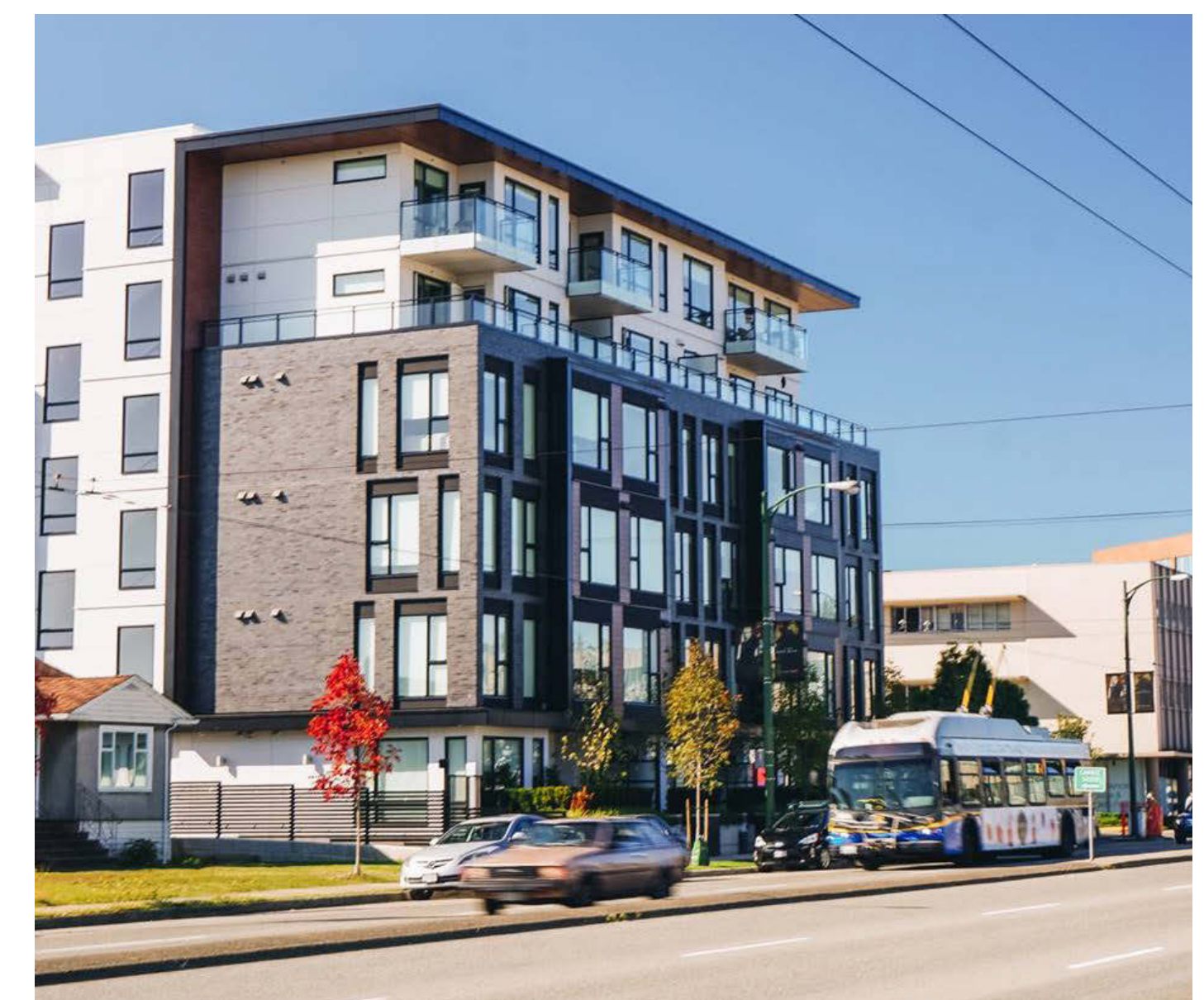
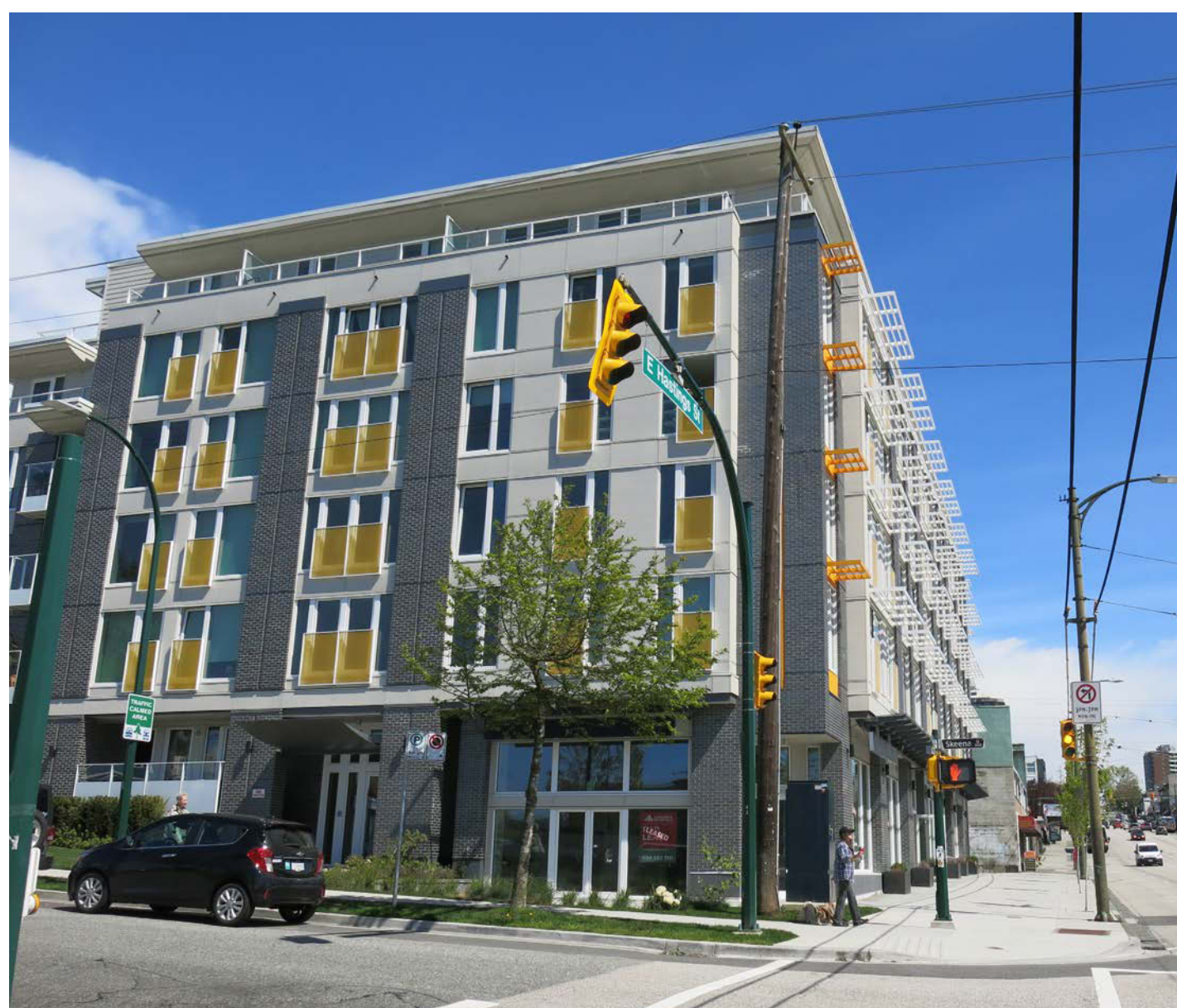
## What Council Approved

The *Secured Rental Policy* is a consolidation of City of Vancouver's rental housing policies, which have been in place since 2009. The *Secured Rental Policy* applies learnings from the past decade to improve clarity, streamline processes, and create more purpose-built rental housing in Vancouver.

## Secured Rental Policy Incentives

The *Secured Rental Policy* offers a number of incentives to encourage development of purpose-built rental housing, including:

- Increased building height and density
- Waivers of development cost levies
- Reduced parking requirements
- Unit size relaxations





# EVENT GUIDELINES

**Success at today's event means hearing from everyone who has questions in a safe and accommodating environment.**

- The goal is to ensure stakeholders have a clear understanding of the proposals.
- Take time to review information materials. City staff and resource people are available to answer questions so that the event is informative and focused for you.
- The City has a zero tolerance policy for abusive or discriminatory behaviour. City employees shall not be subject to harassment of any kind.
- **Photography and video recording are limited to the presentation materials.** The photographing or recording of participants or conversations is not permitted (without advance permission).
- Campaigning, handing out materials or solicitation of any kind is not permitted.



***This event is hosted by City of Vancouver Department of Planning, Urban Design & Sustainability which is responsible for its success.***



A Plan to Address Vancouver’s Housing Needs

The *Housing Vancouver Strategy* (2018-2027) is the City’s vision for ensuring that Vancouver can be a home for people of all incomes and backgrounds. The goal of *Housing Vancouver* is to ensure that housing in the city meets the needs of current and future Vancouver residents.



There is no single solution to address the breadth of Vancouver’s housing challenges and needs. *Housing Vancouver* recognizes the need to address the housing crisis from multiple fronts. This is why there are multiple key strategies and over 120 actions planned for the first three years of the Strategy.

Housing Vancouver 10-Year Housing Targets

Over the course of the 10-year Strategy, the City has set targets for new housing approvals. Targets are split by housing type and are intended to serve the diverse needs of different households across the city.



★ TODAY’S FOCUS    : Red Indicates where we should be

Purpose-Built Rental Housing

After the first two years of the *Housing Vancouver Strategy*, the City is not on track to meet its targets for purpose-built rental housing. New solutions to delivering purpose-built rental housing are needed. The City’s recently approved *Secured Rental Policy* is intended to help bridge the gap and increase purpose-built rental housing options across the city.

What is purpose-built rental housing?

- Multi-family apartment buildings designed and built expressly as long-term rental housing
- Rental tenure is secured through legal agreements for the life of the building
- Generally rents at market rates

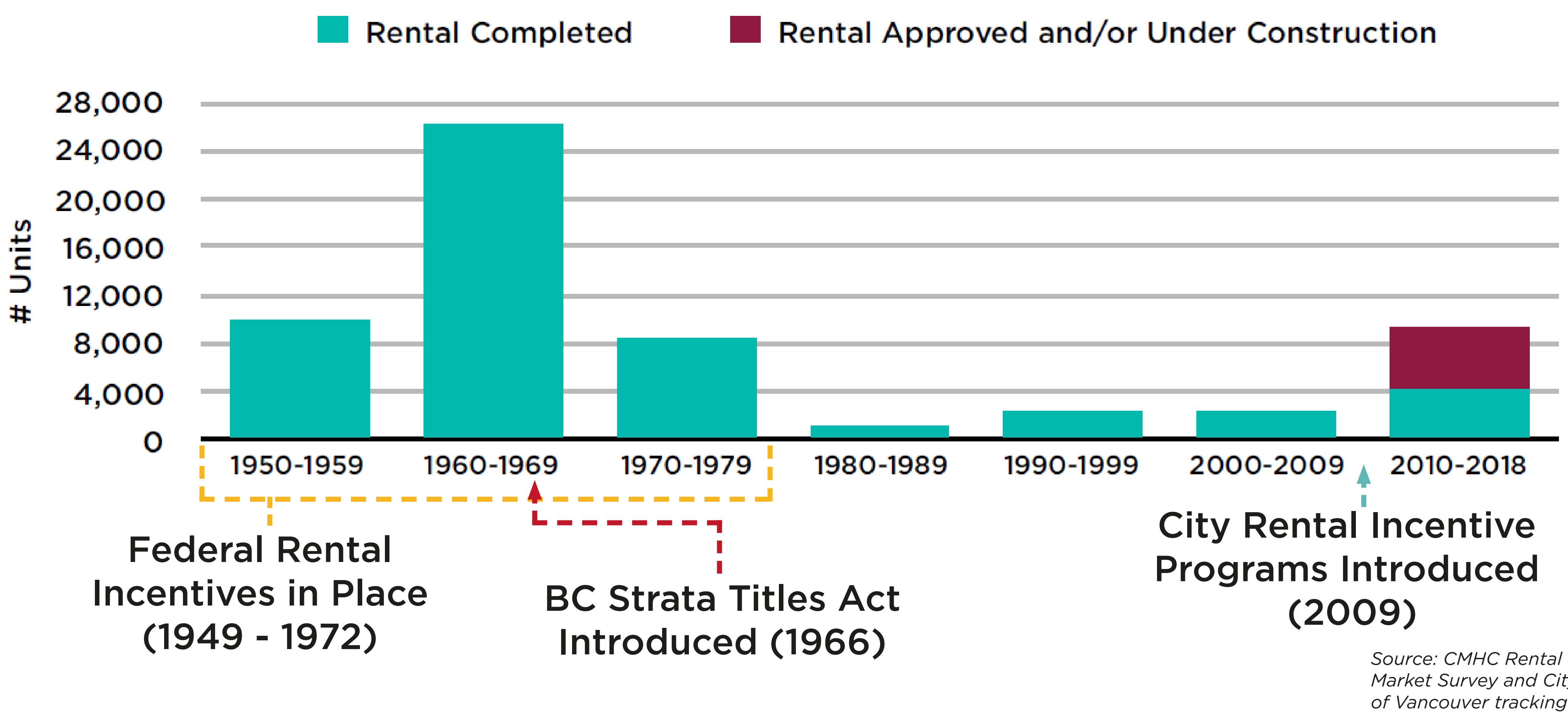
For more information on the *Housing Vancouver Strategy*, visit [vancouver.ca/housing](https://vancouver.ca/housing)



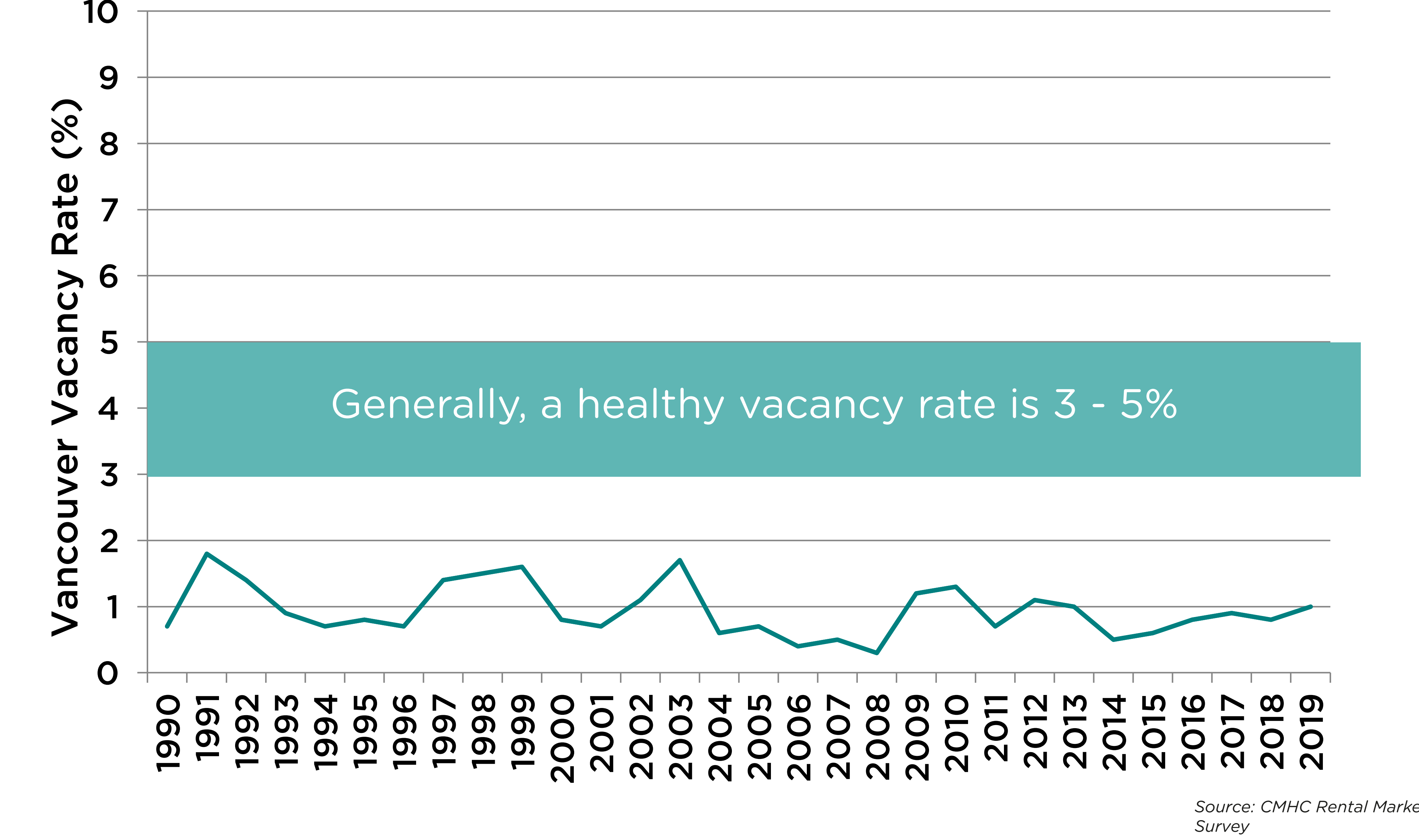
# WHY NEW RENTAL HOUSING IS NEEDED

Vancouver’s rental housing system is becoming increasingly strained. This is caused by a number of factors, including high demand for rental housing and a shortage in supply.

Very little purpose-built rental housing built in recent decades, creating a shortage in supply



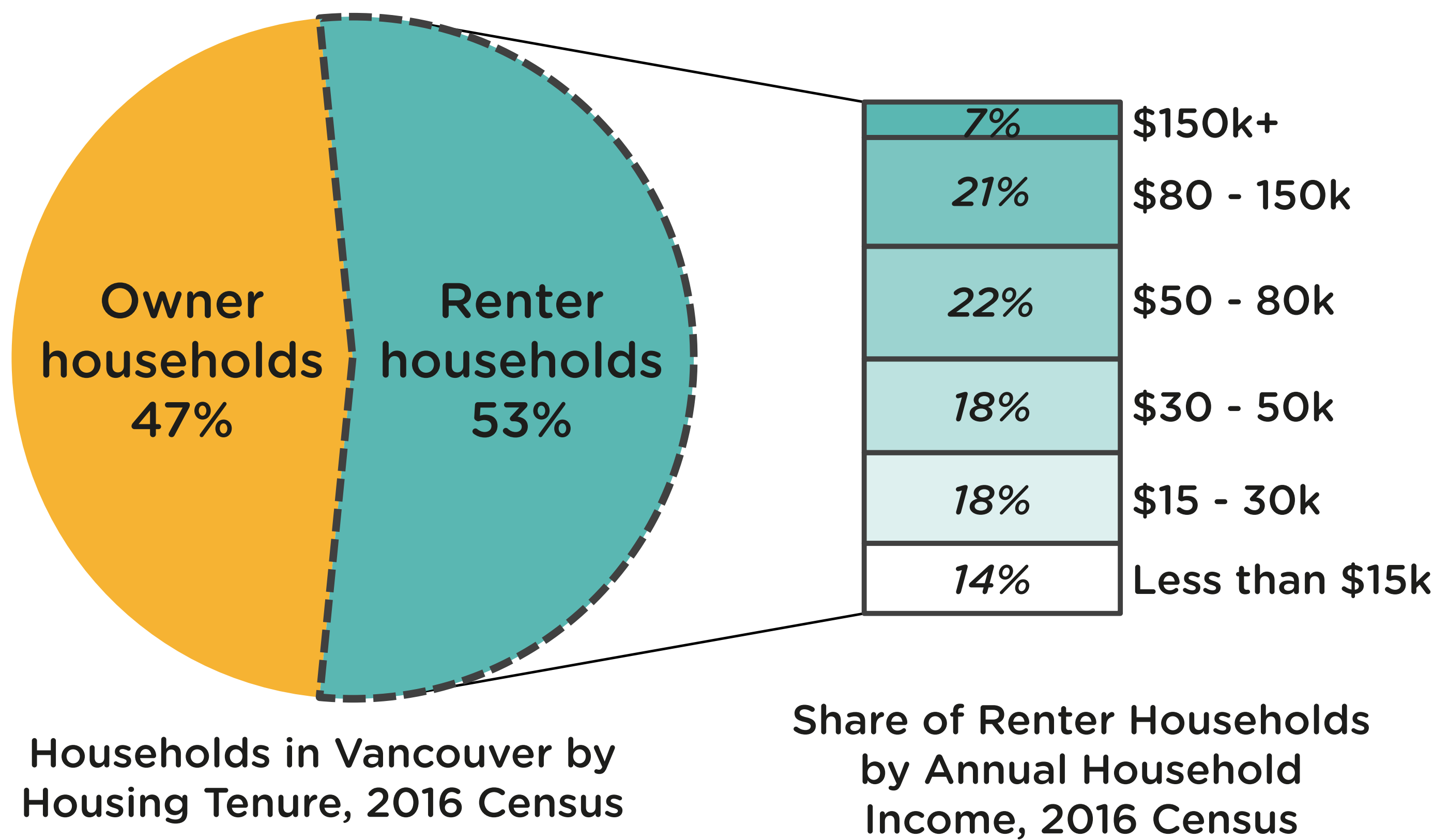
High demand and a lack of new supply has put pressure on existing rental housing, leading to low rental vacancy rates





# RENTER HOUSEHOLD DEMOGRAPHICS

Over half of Vancouver’s households rent their homes. These renter households earn a broad range of incomes



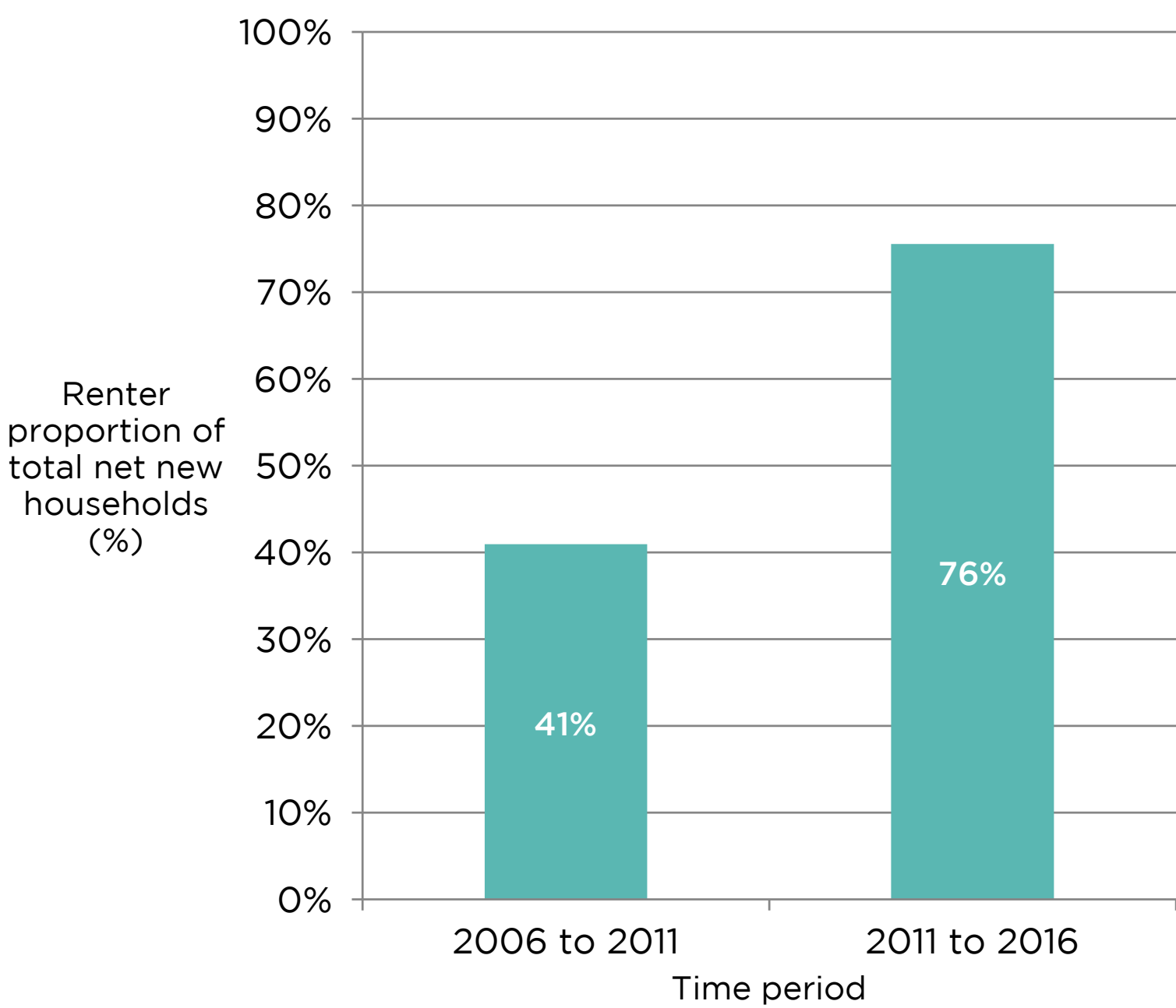
**Highlights**

- 32% of renter households earn less than \$30,000 per year
- 40% of renter households earn between \$30,000 and \$80,000 per year
- 28% of renter households earn more than \$80,000 per year

Source: Statistics Canada Census

## Vancouver’s renter population is growing

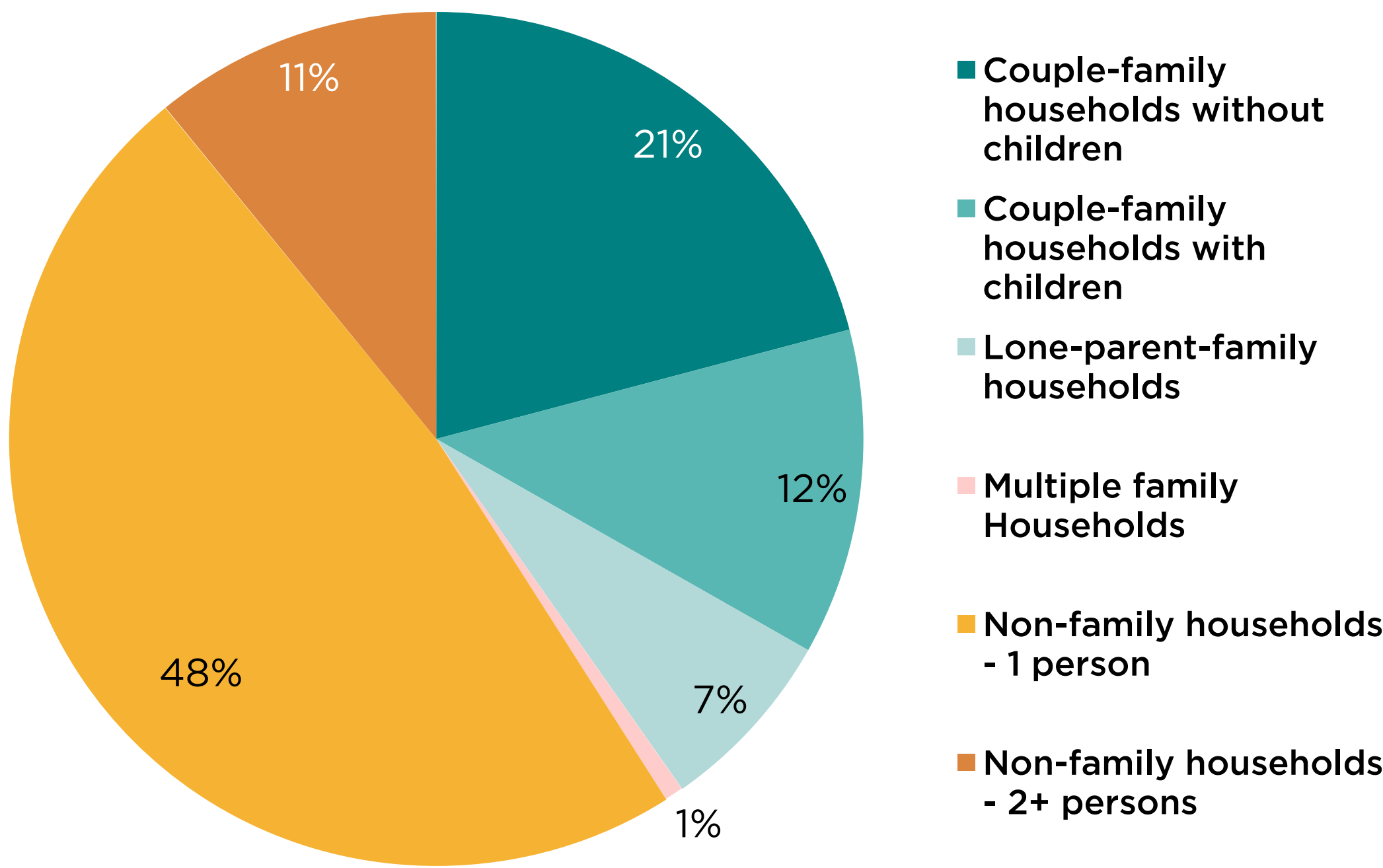
Renter Proportion of Net New Households - City of Vancouver



Source: Statistics Canada Census

Note: Renter household proportion of net new households is calculated by dividing change in # of renter households by change in # of total private households

## Renter households in Vancouver are diverse

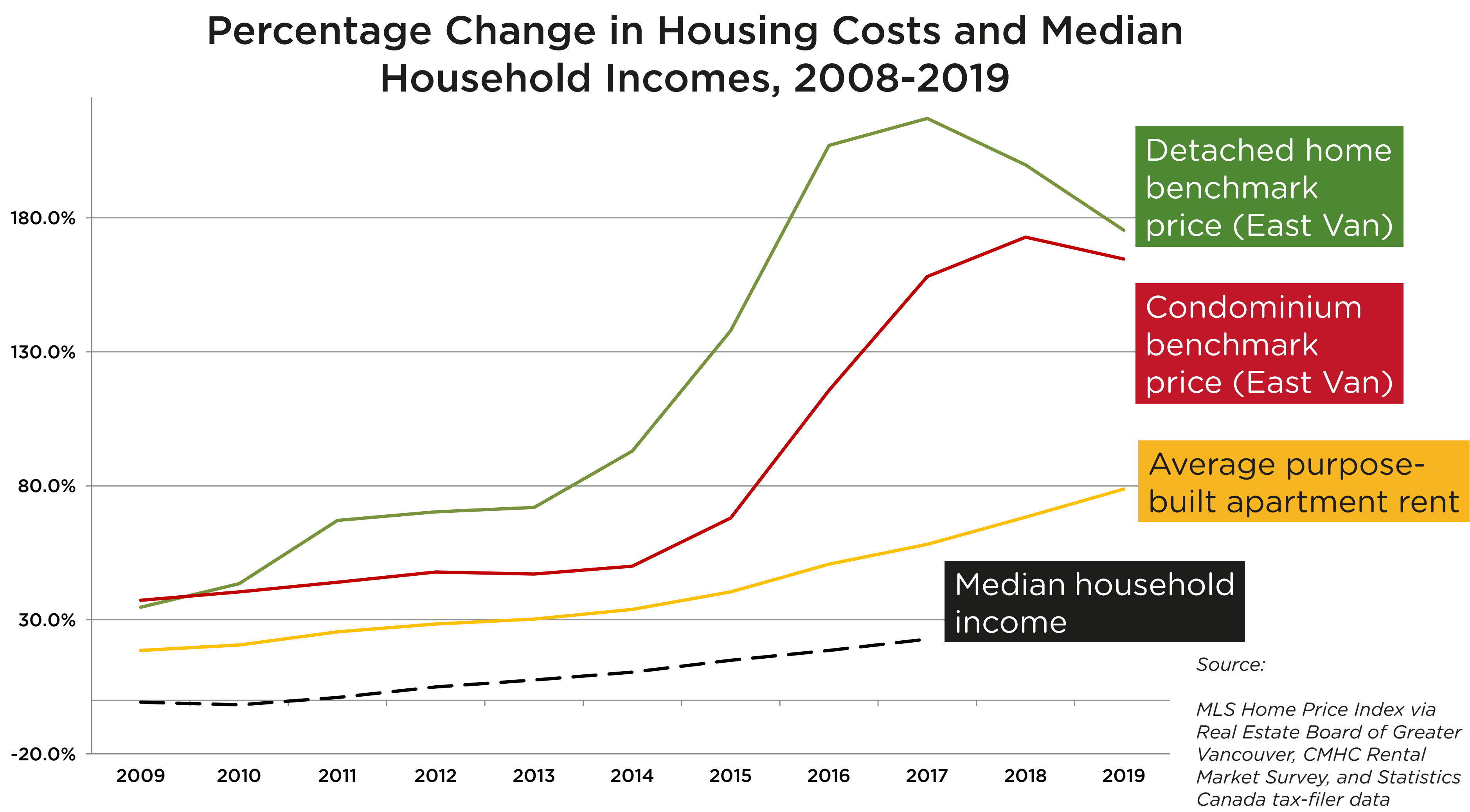


Source: Statistics Canada Census

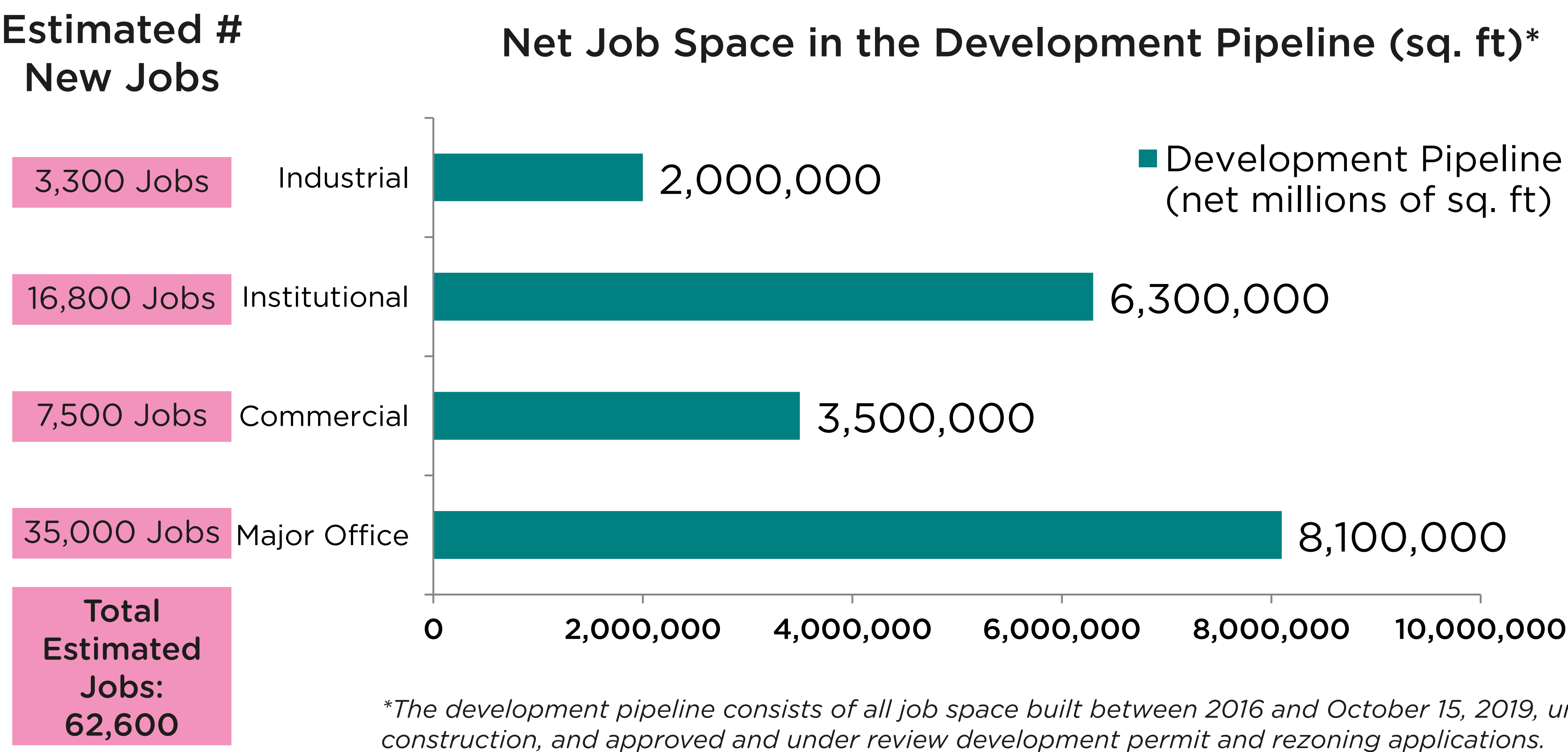


Moving forward, we expect continued demand for purpose-built rental housing. The high price of home ownership and shift toward renter households in the city will likely mean even greater demand for rental housing in coming years.

The cost of home ownership is extremely high and out of reach for many Vancouver households



A significant number of new jobs are coming to Vancouver, supported by a strong economy





# RENTAL INCENTIVES REVIEW WHAT WE LEARNED

Beginning in the fall of 2018, the City conducted a comprehensive 10-year review of its rental housing incentive programs. Our review included:

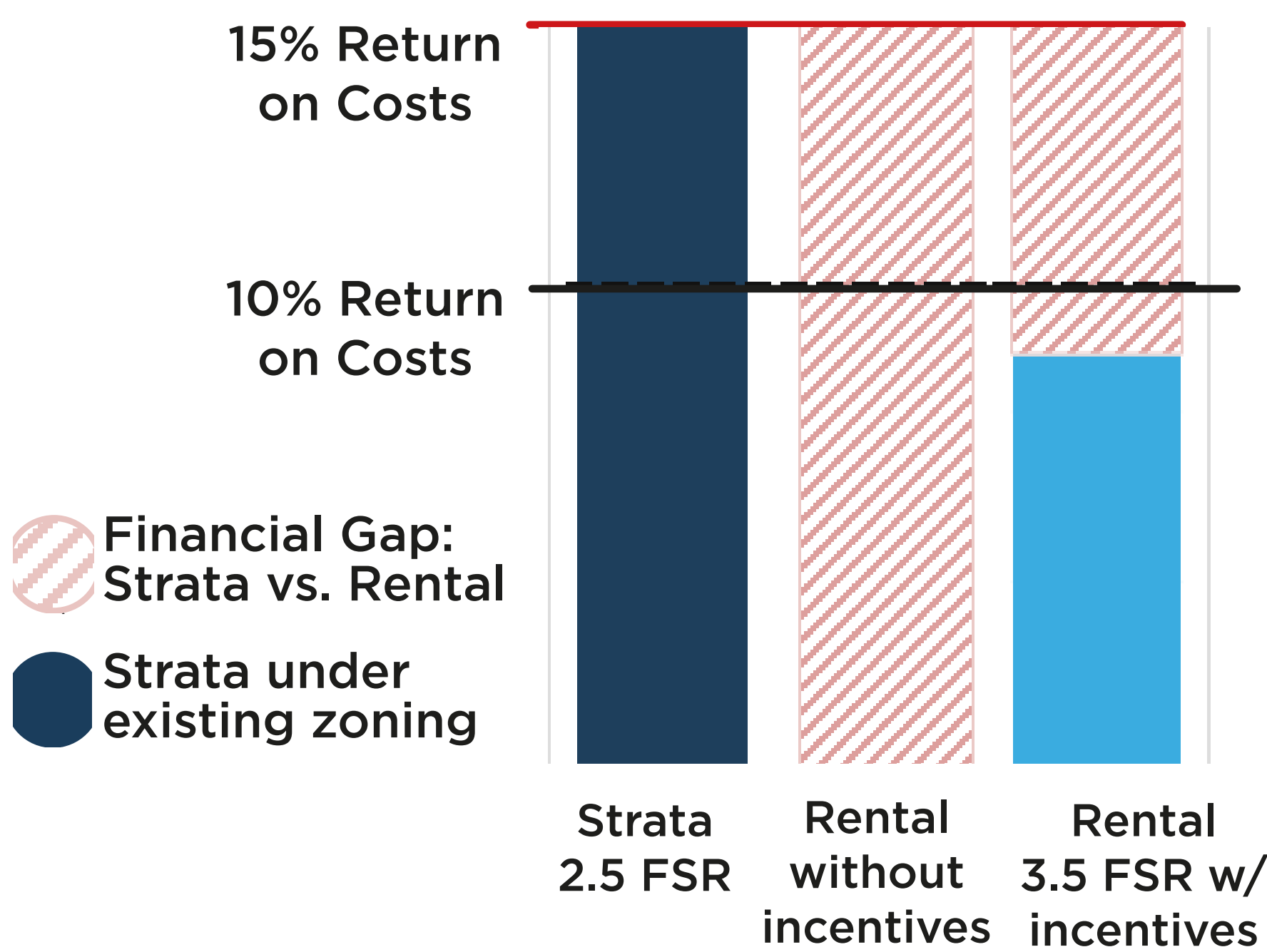
- Analyses of rental housing projects enabled by City incentive programs
- Economic testing to understand the financial feasibility of building rental housing
- A *Talk Vancouver* online survey
- A survey of renters living in recently completed rental buildings in Vancouver
- Public open houses and workshops with stakeholders

## WHAT WE LEARNED

- **Building rental housing is challenging; incentives are required. Rental housing is only marginally viable to construct, even with incentives from the City.**

*Without incentives, we expect developers to build more strata housing and much less new rental housing.*

Approximate Returns on Cost of Redevelopment  
Scenarios for C-2 Eastside Sites



### Economic Viability of Rental Development

- Typically, a 15% return on cost is required to secure project financing
- Stratas are much more financially attractive compared to rental
- Without additional incentives, rental is not viable under existing zoning

- **There is a need to improve development processes for rental housing. This can be achieved by clarifying rules and reducing application processing times.**

- **New purpose-built rental housing is needed**

*85% of survey respondents indicated there is a need to build more purpose-built rental in the city\**

- **Renters are facing significant challenges finding housing that meets their needs in an extremely tight rental market.**

*61% of survey respondents said their rental home is only somewhat or not at all meeting their housing needs\**

- **Renters desire purpose-built rental housing options throughout the city, not just along arterials**

*82% of survey respondents indicated support for policies to allow rental buildings in low density areas adjacent to major streets and commercial districts. Many renters, especially renter families, want to have the option of living on quieter residential streets rather than on busy arterial roads\**

- **Other housing types are also needed**

*70% of respondents agreed that other housing types are also needed, specifically co-ops (36%), social housing (15%), and townhouses (15%)\**

*\*2019 Talk Vancouver Survey*

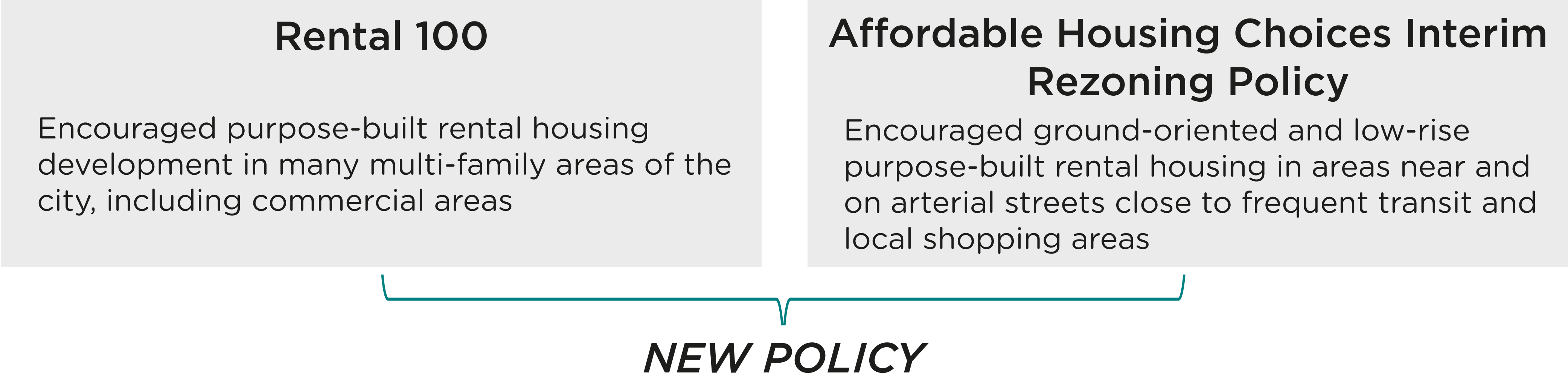


# SECURED RENTAL POLICY



On November 26, 2019, Vancouver City Council approved the *Secured Rental Policy*. For the past decade, the City has had various programs to encourage new rental housing. The *Secured Rental Policy* consolidates these previous rental housing programs into a single policy.

## Consolidation of the City’s Previous Rental Incentive Policies



Secured Rental Policy

The *Secured Rental Policy* consolidates and enhances previous rental housing programs to encourage rental housing development throughout Vancouver.

RENTAL HOUSING OPPORTUNITIES

The *Secured Rental Policy* provides incentives and creates rental housing development opportunities:

Location	Development Process
<div><div>C-2 Commercial Areas</div><div>C-2 commercial areas, excluding recently approved and upcoming community plan areas</div></div>	<div><div>Development Permit Application</div><div>Inclusion of rental housing allowances in zoning to enable rental development without a rezoning</div></div>
<div><div>Low Density Transition Areas</div><div>Low density (RS or RT zoned) areas that are within a short walk or roll of daily needs including public transit, shops and services and parks or schools</div></div>	<div><div>Simplified Rezoning</div><div>Rezoning to a standard set of rental tenure zoning districts</div></div>
<div><div>Other Areas</div><div>Other zoning districts included in previous rental policies (e.g. C-1, C-3A, etc.)</div></div>	<div><div>Standard Rezoning</div><div>Rezoning to a unique zoning district specific to the site</div></div>

POLICY REQUIREMENTS

Along with City incentives for rental housing, there are also policy requirements to ensure that housing goals and other City objectives are being met, including:

- Security of rental tenure through legal agreement and/or residential rental tenure zoning
- Compliance with green building standards
- Inclusion of family housing units



# DESIRED OUTCOMES OF THE SECURED RENTAL POLICY



Findings from the City’s review of its rental incentive programs and public and stakeholder feedback helped to identify a number of objectives related to the delivery of new rental housing in Vancouver. Based on these findings, the *Secured Rental Policy* is intended to help achieve the following outcomes:



**Increase Housing Choice for Renter Households**



**Streamline Processes and Clarify Policy Requirements**



**Diversify Rental Housing Options in Low Density Areas Across Vancouver**



**Respond to City’s Climate Emergency**



**Help Enhance Local Shopping Areas**



**Improve Livability of Rental Housing**



# RESPONDING TO THE CLIMATE EMERGENCY



## Implementation of Council Direction

In April 2019 City Council approved the Climate Emergency Response report to increase our efforts to tackle climate change. The report contains six ‘Big Moves’ to reduce Vancouver’s carbon pollution by building and expanding on our existing work to fight climate change.

The *Secured Rental Policy* aims to support the big moves by focusing new opportunities for rental housing in areas that best address the Climate Emergency Response action areas and strengthening the focus on enabling greener buildings.



### ***Walkable Complete Communities***

The *Secured Rental Policy* focuses opportunities for new rental housing in places that will enable more residents to live within a short walk of their daily needs, including transportation and places to shop, work, learn and play.



### ***Zero-Emissions Space and Water Heating***

The electricity and natural gas used in buildings generate the majority of Vancouver’s greenhouse gas emissions. By enabling highly efficient designs and requiring new rental buildings to have zero-emissions space and water heating systems, the *Secured Rental Policy* will help reduce Vancouver’s carbon pollution.

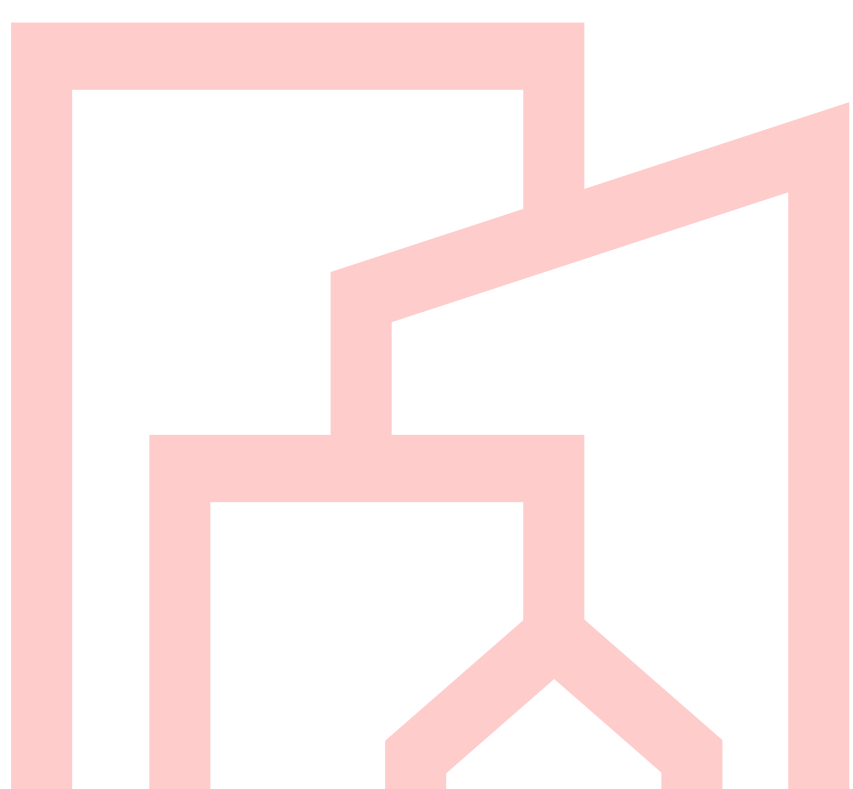


### ***Lower Carbon Construction Material and Designs***

Embodied emissions from building materials such as concrete can be significant in the overall lifecycle emissions of a building. The *Secured Rental Policy* also supports necessary shifts in construction practices towards buildings with less embodied carbon emissions, including by enabling new rental buildings with simpler designs that can more easily be built with wood-frame construction and have less underground vehicle parking.



# POLICY IMPLEMENTATION: LOCAL COMMERCIAL AREAS



## Implementation of Council Direction

One of the key directions approved by Council in the *Secured Rental Policy* is to amend the zoning in select commercial areas so that building rental housing is simpler and faster.

Specifically, Council directed Staff to make amendments to the C-2 Commercial zoning districts\* using new Provincial authority for residential rental tenure zoning to:

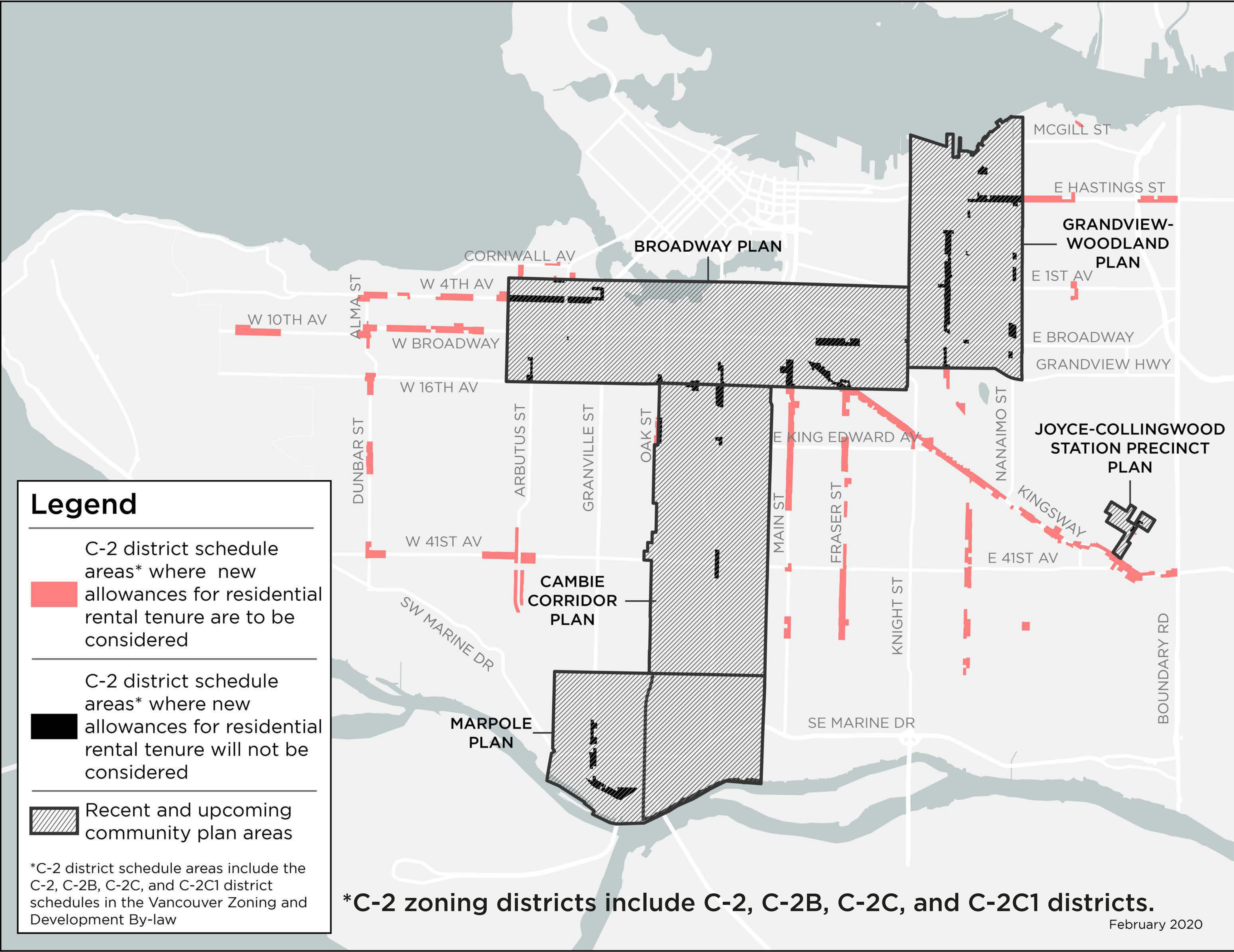
- Enable additional height and density (up to 6-storeys) for mixed-use development where 100% of residential floor space is secured rental housing
- Simplify building design requirements to help remove barriers to rental housing construction and improve building livability and sustainability
- Include provisions for green building requirements, energy efficiency, and sustainability

### Residential Rental Tenure Zoning

In 2018, the Province gave authority for municipalities to zone for rental tenure. This means that the City is now able to enact by-laws that require new buildings be rental housing in certain locations and for specific building design. Under the *Secured Rental Policy*, the City is proposing to use this new authority.

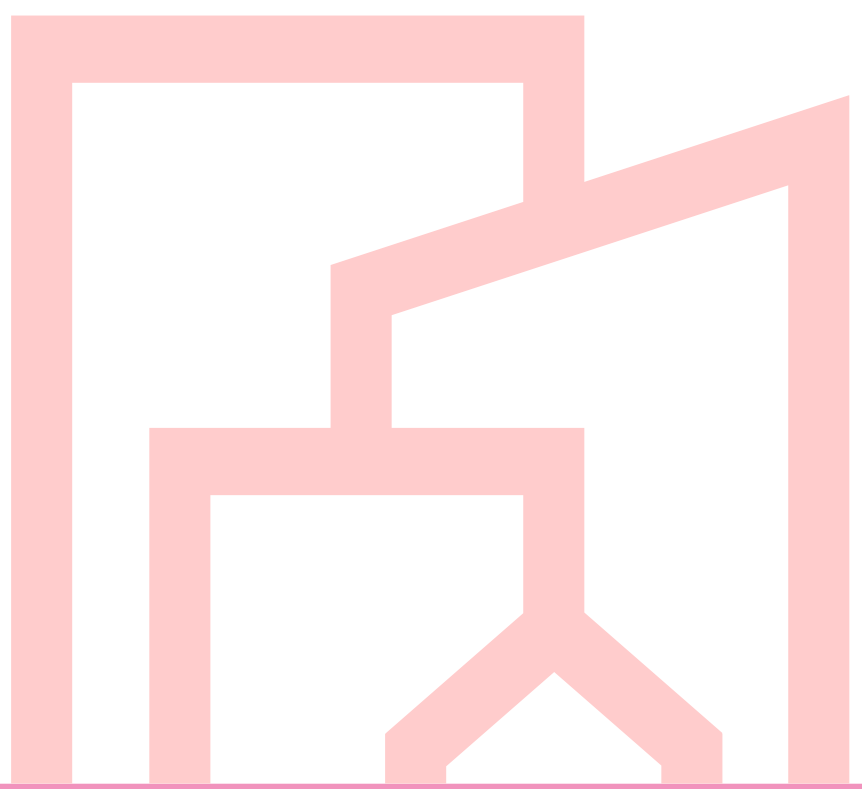
## Where Proposed Changes Will Apply

The areas being considered include C-2 zoning districts\* outside of recently approved community plans and in areas with in-progress community planning processes.





# DRAFT PROPOSALS FOR ZONING AMENDMENTS IN LOCAL COMMERCIAL AREAS



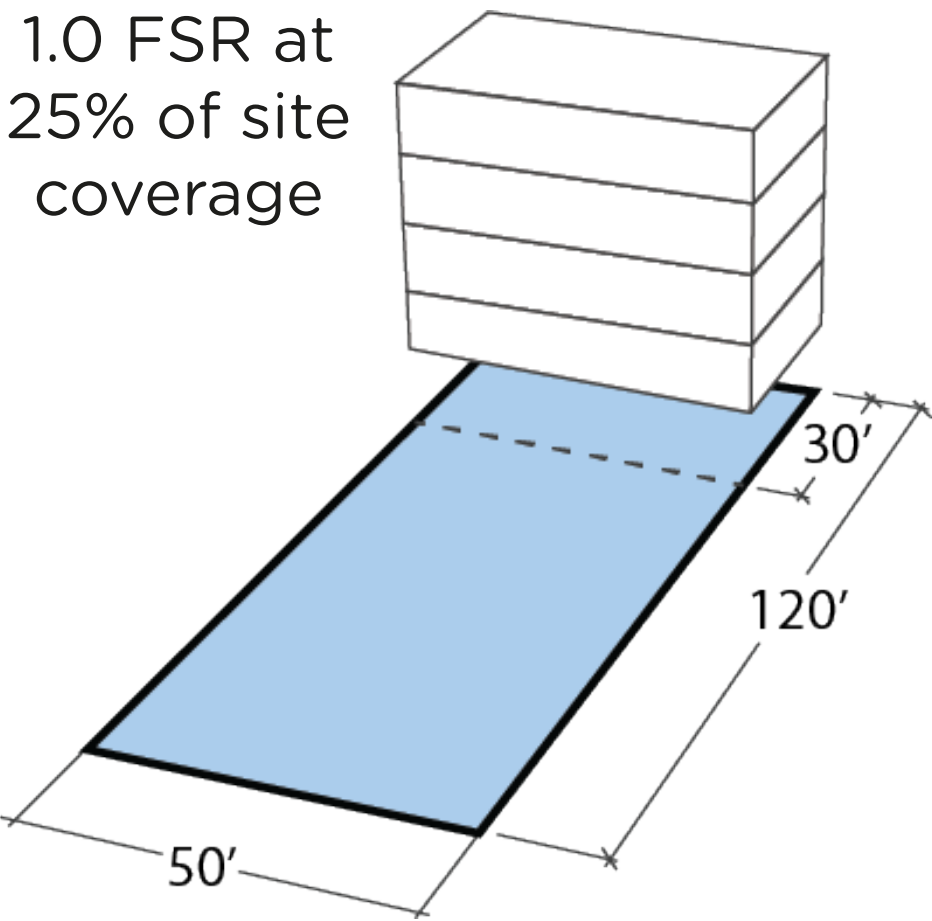
Based on Council direction, Staff are drafting zoning amendments in C-2 areas to better enable rental housing development. The proposed amendments are intended to help achieve the following desired outcomes.

Proposed Amendments	Desired Outcomes
<b>Increasing height and density specifically for rental housing development</b> <ul style="list-style-type: none"><li>Maximum building height of 6 storeys</li><li>Increased maximum building density, varied by site context (3.5 FSR for mid-block sites and 3.7 FSR for large corner sites)</li></ul>	<div><div><div>Increase housing choice</div></div><div><div>Streamline process, clarify requirements</div></div></div>
<b>Simplified building design</b> <ul style="list-style-type: none"><li>Uniform building set-back requirements</li><li>City regulations that allow for multiple architectural approaches and building designs</li></ul>	<div><div><div>Increase housing choice</div></div><div><div>Streamline process, clarify requirements</div></div><div><div>Respond to climate emergency</div></div><div><div>Improve livability of rental housing</div></div></div>
<b>Green building requirements</b> <ul style="list-style-type: none"><li>Energy efficiency and emissions requirements (e.g. PassiveHouse, etc.)</li><li>Zero emissions heating and hot water systems</li></ul>	<div><div><div>Respond to climate emergency</div></div></div>
<b>Family housing requirements</b> <ul style="list-style-type: none"><li>Minimum of 35% of residential units designed as family-size units (2 or more bedrooms)</li></ul>	<div><div><div>Improve livability of rental housing</div></div></div>
<b>Measures to improve local shopping areas</b> <ul style="list-style-type: none"><li>Increased building set-backs from the sidewalk</li><li>Require a minimum of 0.35 FSR for commercial space in each building</li></ul>	<div><div><div>Help enhance local shopping areas</div></div></div>

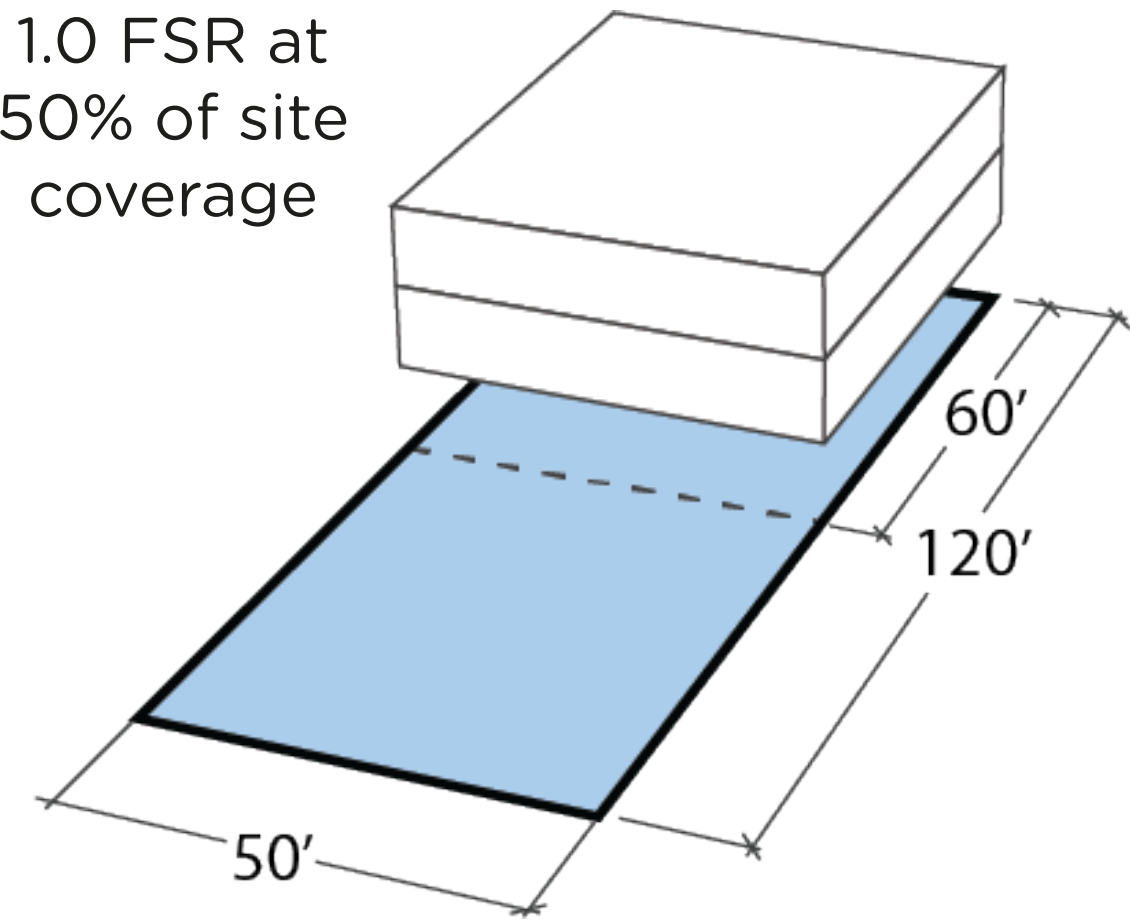
## What is Floor Space Ratio?

Floor space ratio is the ratio between building floor area and the area of the property. This is how the City measures building density

1.0 FSR at 25% of site coverage

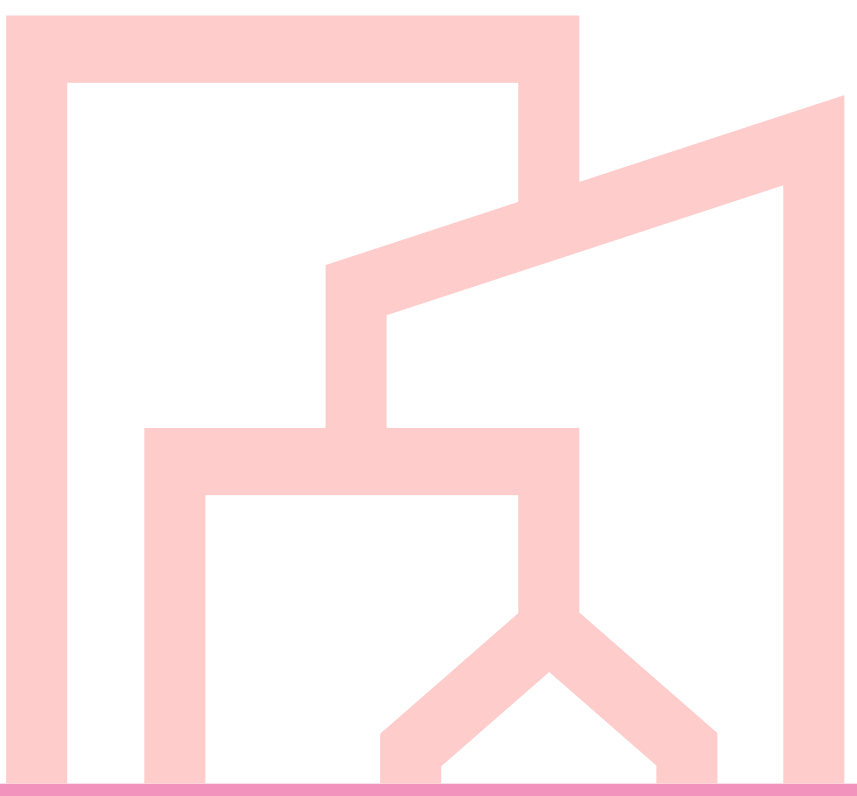


1.0 FSR at 50% of site coverage





# EXISTING BUILDINGS IN C-2 COMMERCIAL AREAS



Currently, there are different mixed-use development options in C-2 commercial zones. These options result in different building forms, housing tenures, and development processes.

## 4 Storey Strata Developments through a Development Permit

The C-2 commercial zoning generally allows for 4-storey mixed-use development. This has typically resulted in developments with commercial space at the ground level with three floors of strata condominiums above. Development at this scale would not require a rezoning process and would be considered through a development permit application.

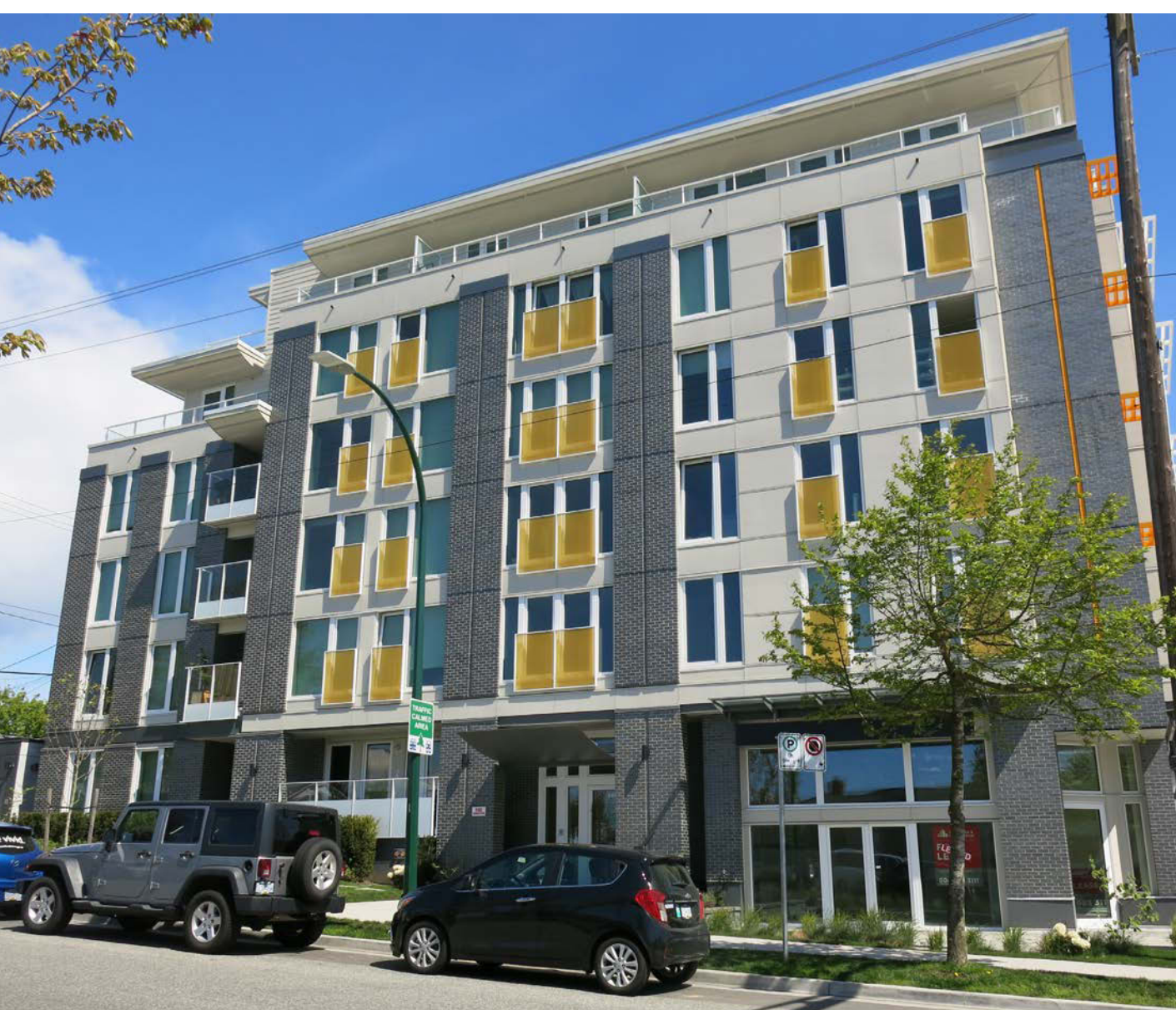
### DEVELOPMENT EXAMPLES



## 6 Storey Rental Developments through a Rezoning Application

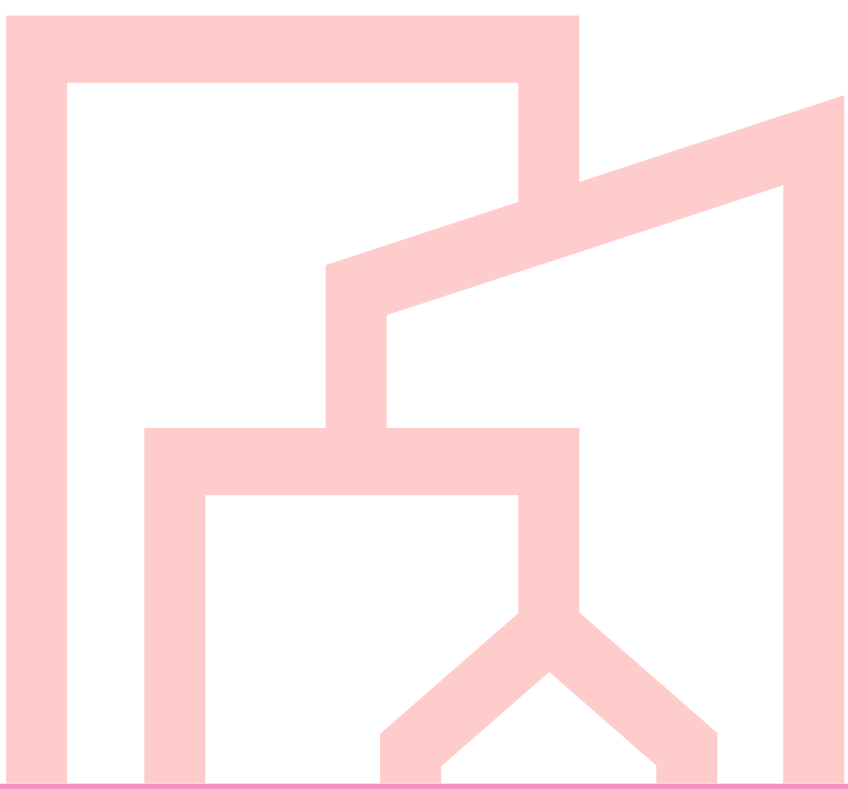
In C-2 commercial zones outside of recent community plan areas, City rental incentive policies have allowed consideration for mixed-use buildings up to 6-storeys if 100% of the residential area is secured as rental housing. In the past, this type of rental housing development has required a rezoning application and approval by Council for each project at a Public Hearing.

### DEVELOPMENT EXAMPLES





# DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



## Overview of Draft C-2 Zoning for Rental Development

- 6 storey building heights
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an “L” building typology
- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

Relaxations of regulations may be considered in certain circumstances.

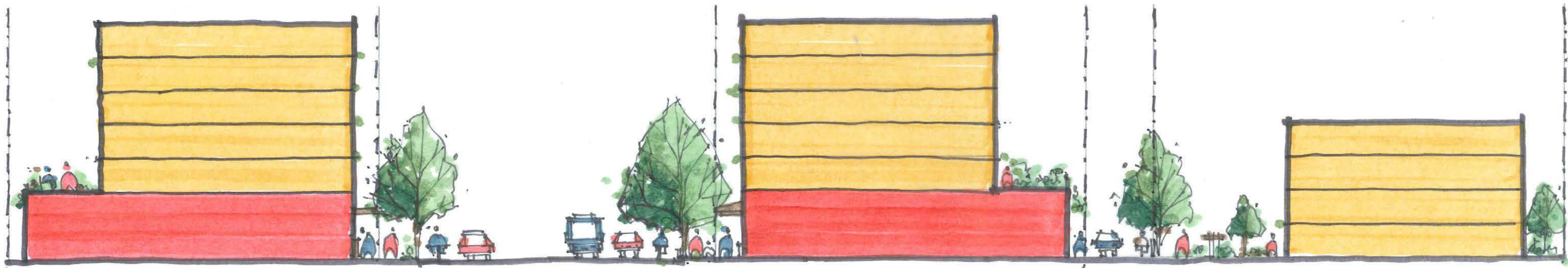
### WIDER STREET RIGHT-OF-WAY

#### 6 STOREY RENTAL BUILDING HEIGHTS



FRONT BUILDING SET-BACK FROM THE  
PROPERTY LINE AT GROUND-LEVEL FOR  
SIDEWALK WIDENING

### EXAMPLE: 100' Right-of-Way



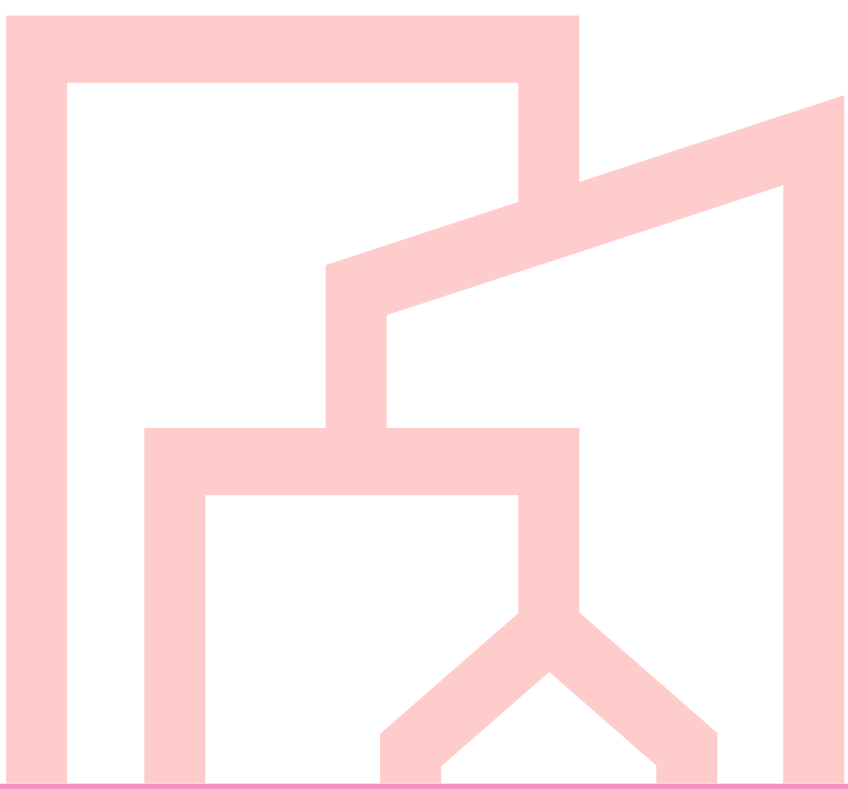
Street

Lane

\*These proposals are subject to change based on further technical analysis and public feedback.



# DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



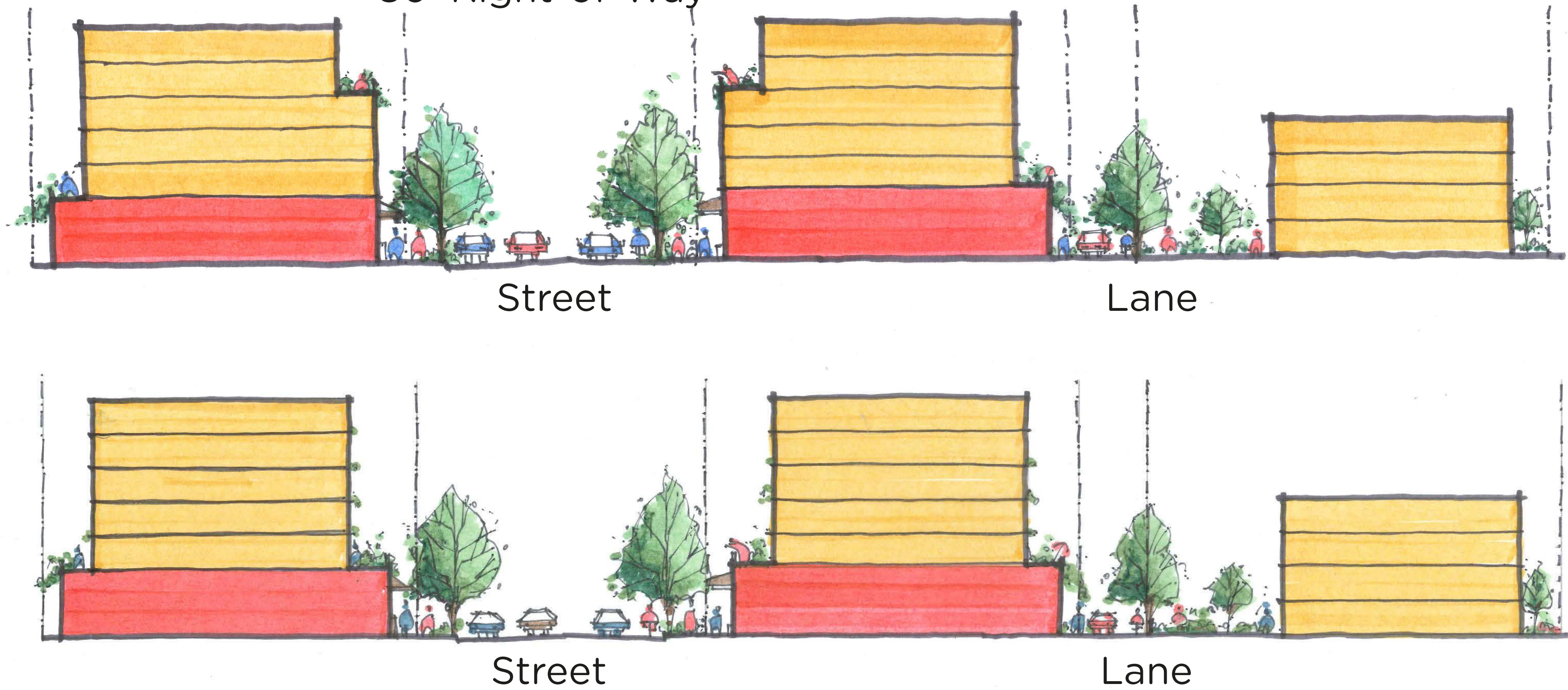
## Overview of Draft C-2 Zoning for Rental Development

- 6 storey building heights
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an “L” building typology
- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

Relaxations of regulations may be considered in certain circumstances.



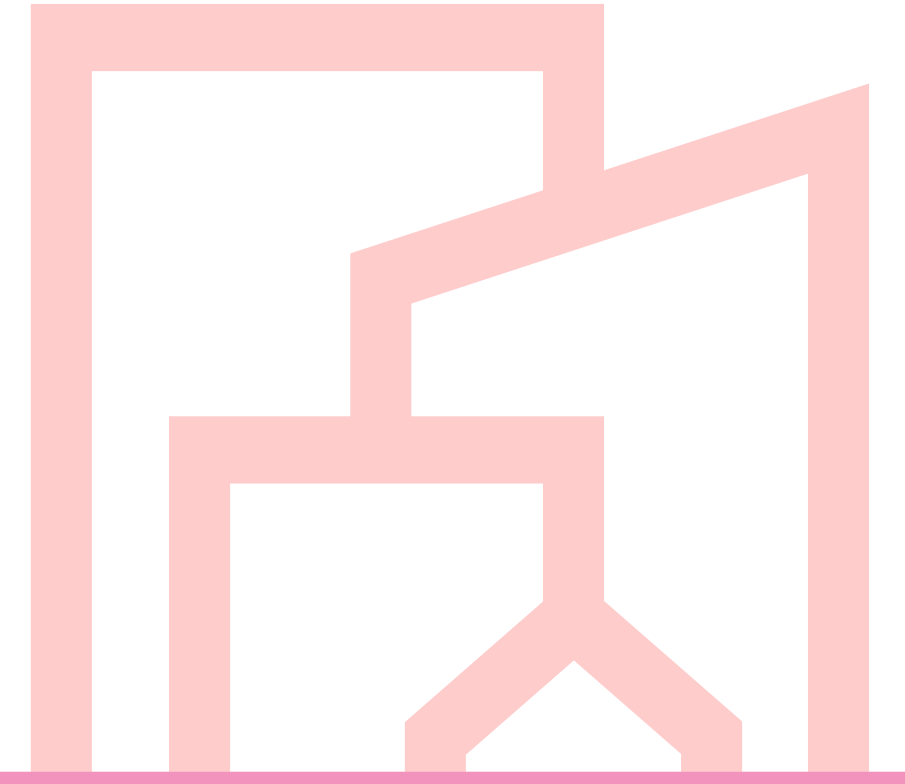
### EXAMPLES: 80' Right-of-Way



\*These proposals are subject to change based on further technical analysis and public feedback.



# DRAFT ZONING PROPOSALS FOR RENTAL IN C-2 COMMERCIAL AREAS



## Overview of Draft C-2 Zoning for Rental Development

- 6 storey building heights
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
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- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an "L" building typology
- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

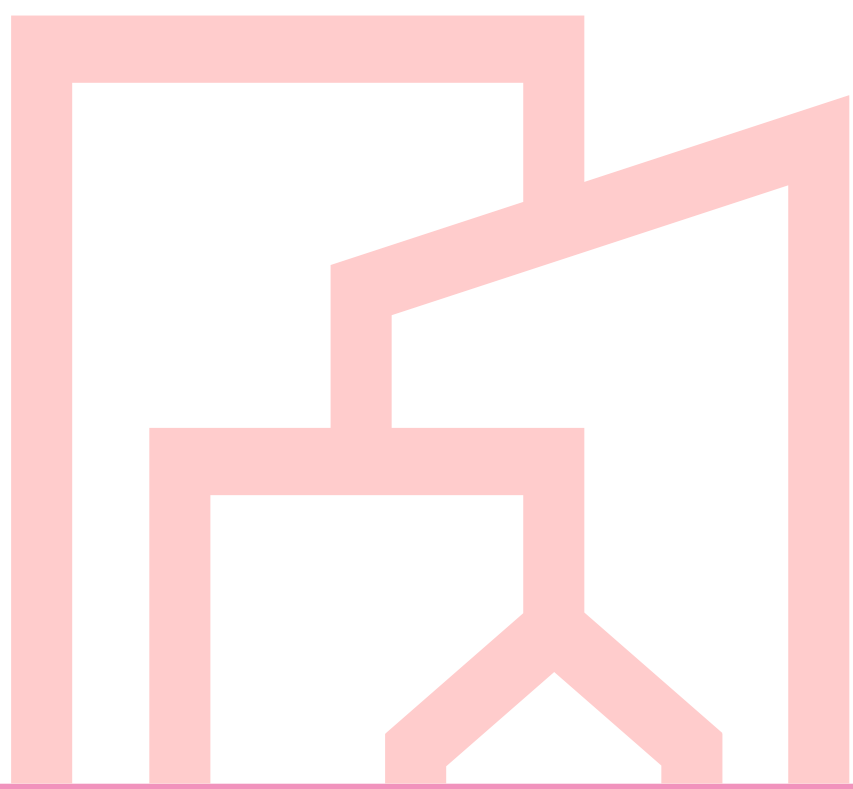
Relaxations of regulations may be considered in certain circumstances.

\*These proposals are subject to change based on further technical analysis and public feedback.





# DEVELOPMENT PROCESS CHANGES IN LOCAL COMMERCIAL AREAS



Pending Council approval of amended C-2 zoning districts, the development process for rental housing in applicable C-2 areas would shift from a rezoning process to a development permit process.

## Rezoning Process

A rezoning application is required when a proposal does not conform to allowances under the City’s Zoning and Development By-Law. As a result, an amendment must be made to the Zoning and Development By-Law, which requires Council approval at Public Hearing.

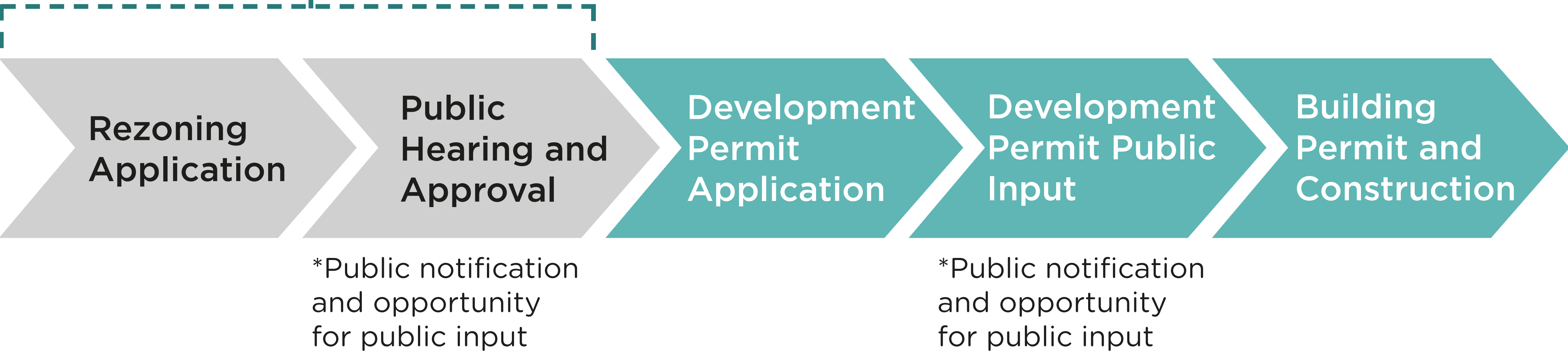
## Development Permit Process

A development permit application can be made for proposals that conform to allowances under the City’s Zoning and Development By-Law. Development permit applications are approved by the Director of Planning or Development Permit Board, and is a shorter process than a rezoning.

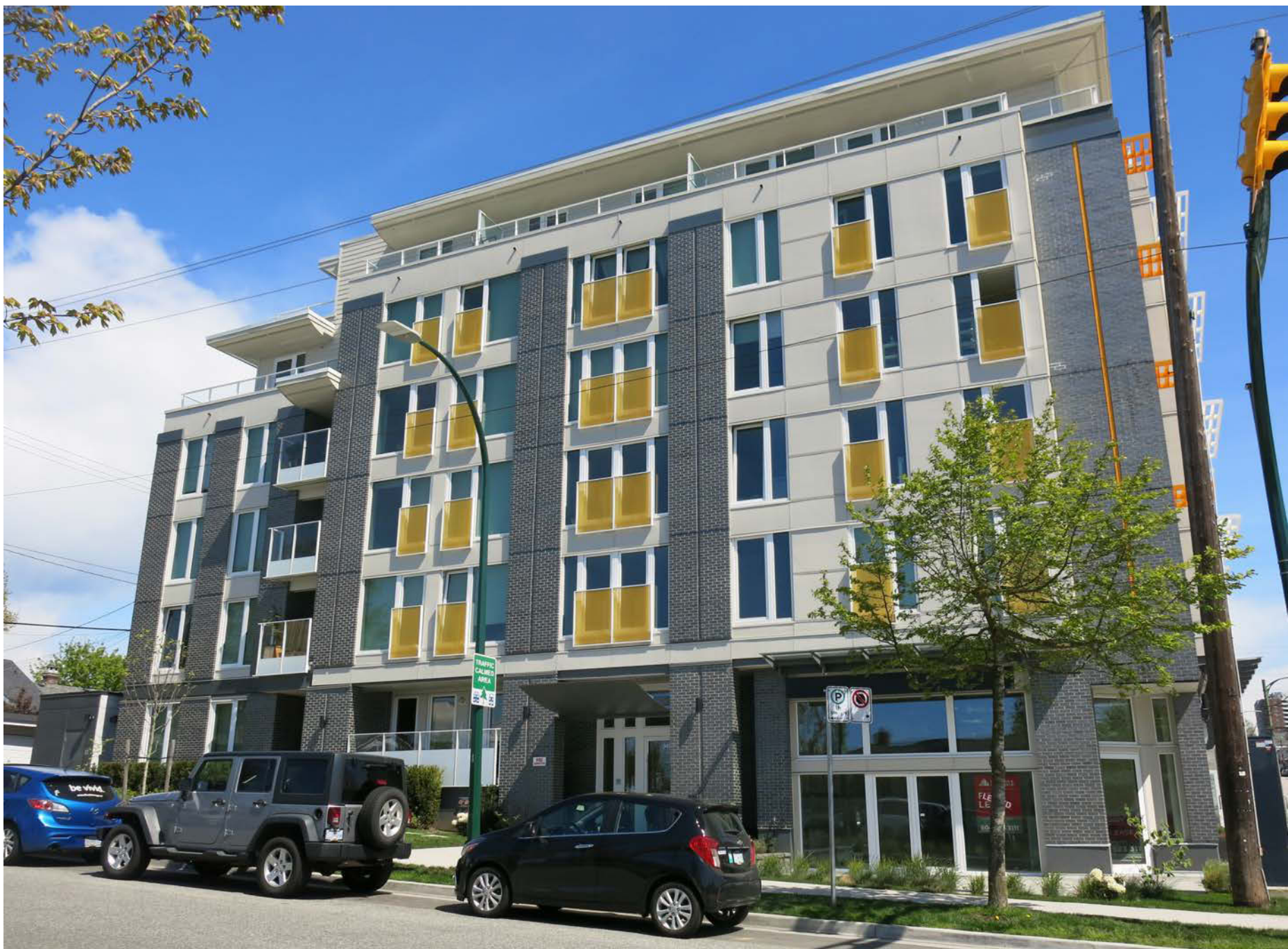
## Proposed Development Process

In C-2 areas, the City previous rental incentive policies allowed for development of purpose-built rental housing up to 6-storeys through a rezoning process.

### Rezoning Process

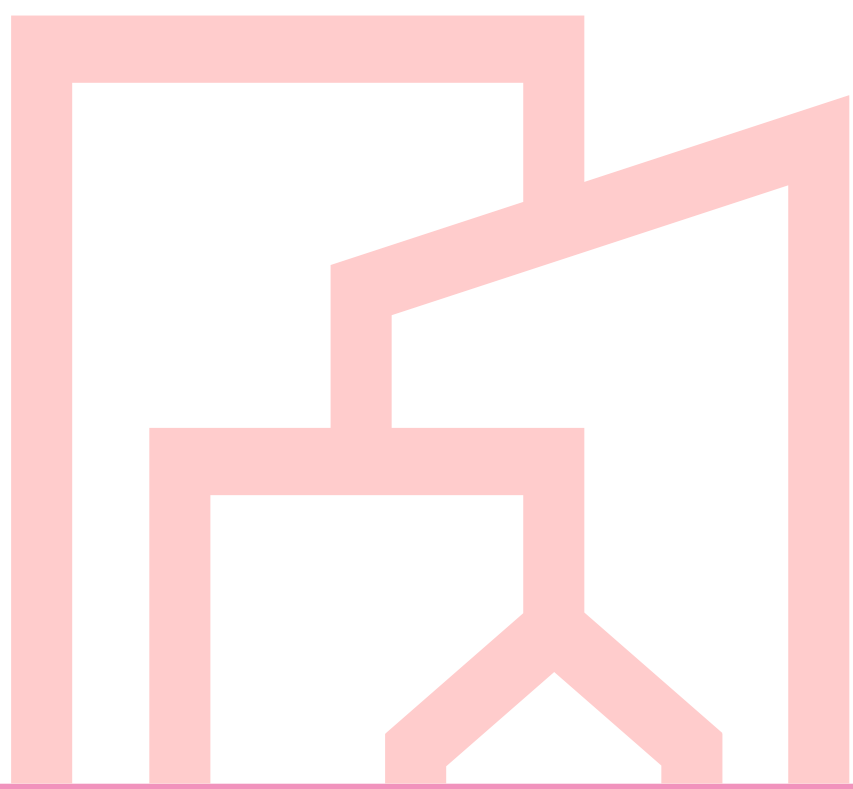


The proposal to amend the City’s Zoning and Development By-law in select C-2 areas would allow rental housing up to 6-storeys. **As a result, a rezoning process would no longer be required** and only a development permit process would be required. This is intended to shorten the development process for standard rental housing development by approximately 9 months to a year.





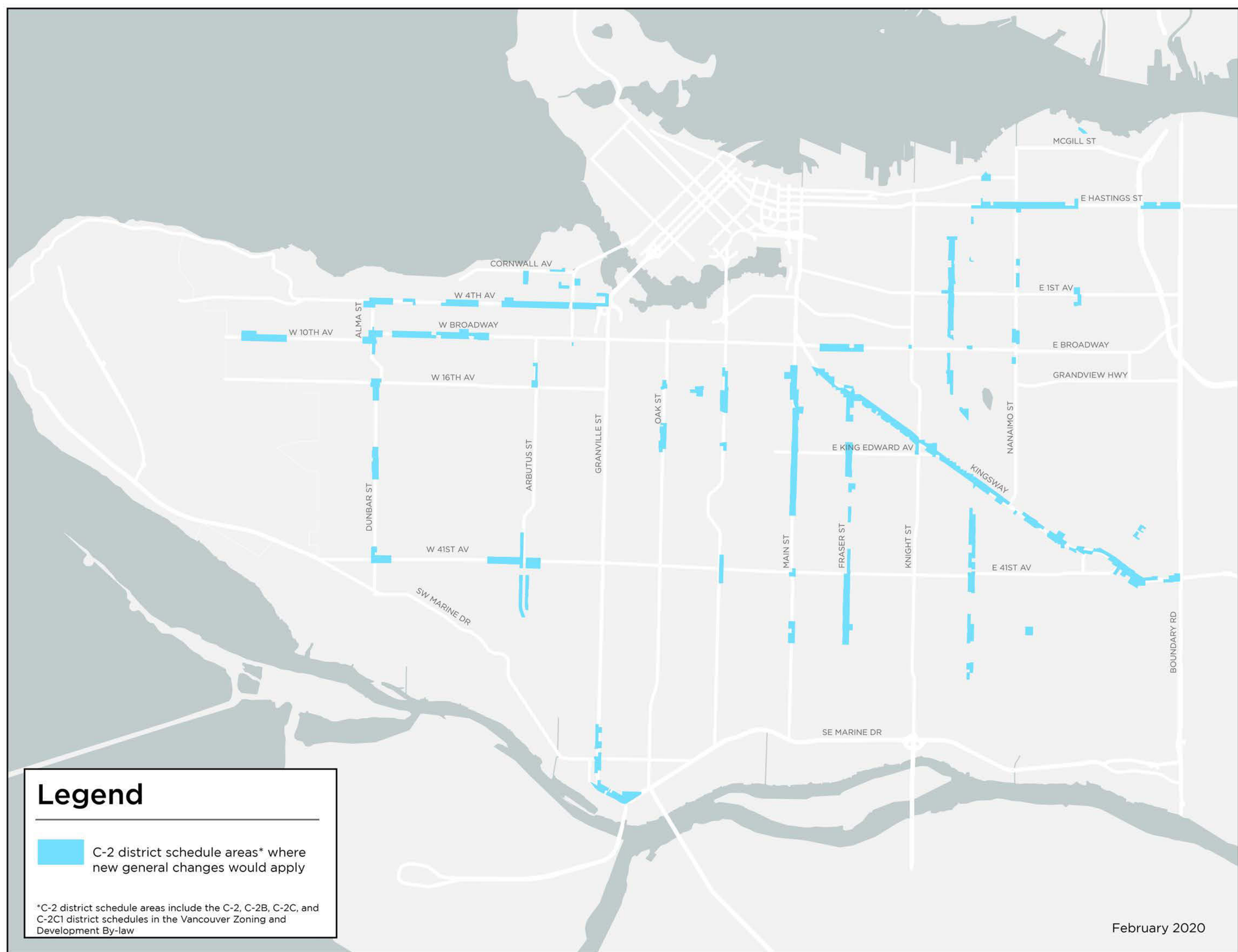
# CHANGES TO ALL COMMERCIAL (C-2) ZONED AREAS



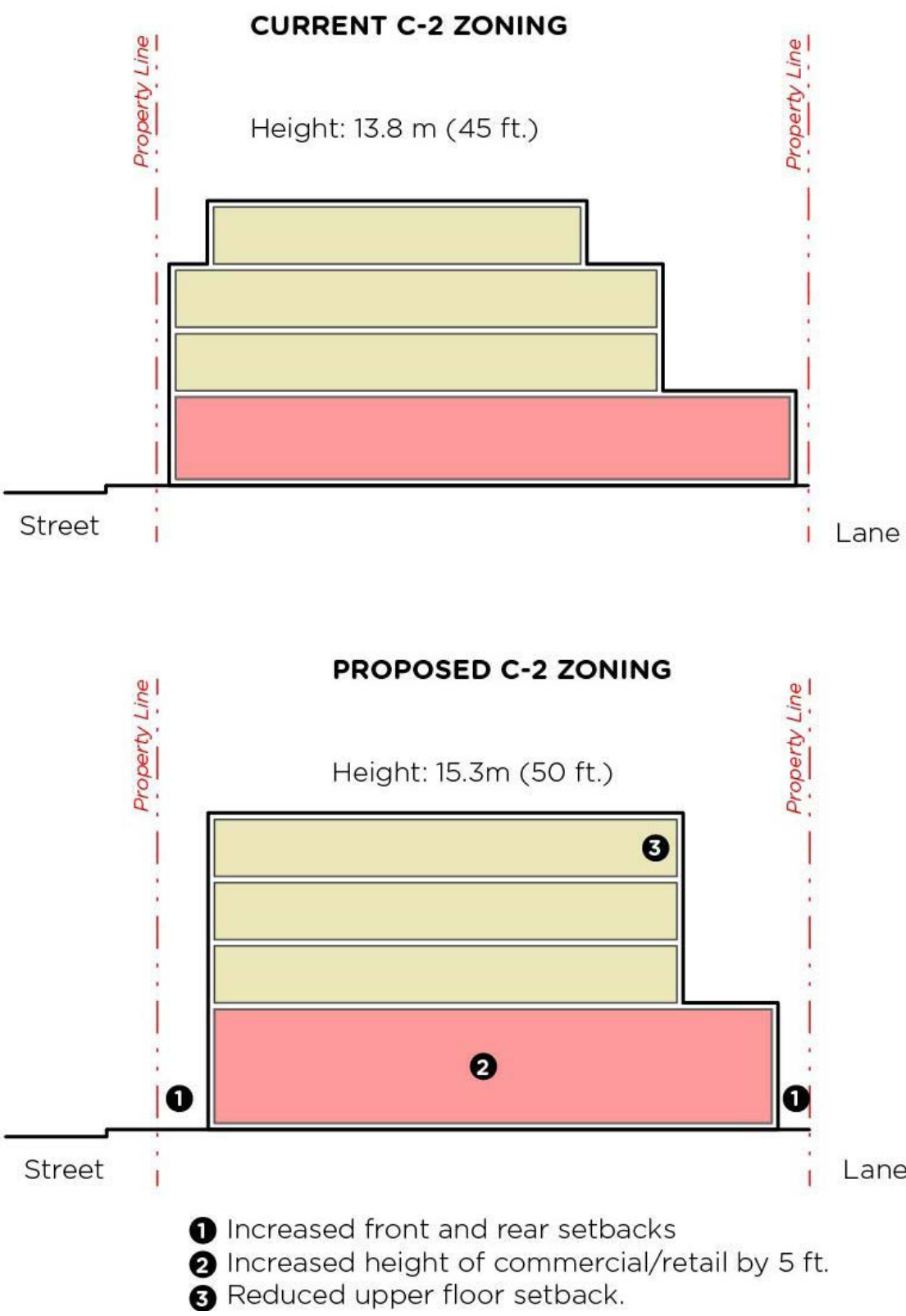
The Secured Rental Policy includes proposed changes to commercial (C-2) zoned areas that are outside the boundaries of a recent community plan or a community plan currently in progress.

In addition, minor changes are proposed to commercial (C-2) zoned areas across the City to enable better commercial spaces and to align regulations for new mixed-use strata and rental developments.






## Map of Commercial (C-2) Zoned Areas



Sections Showing Typical Height and Setbacks

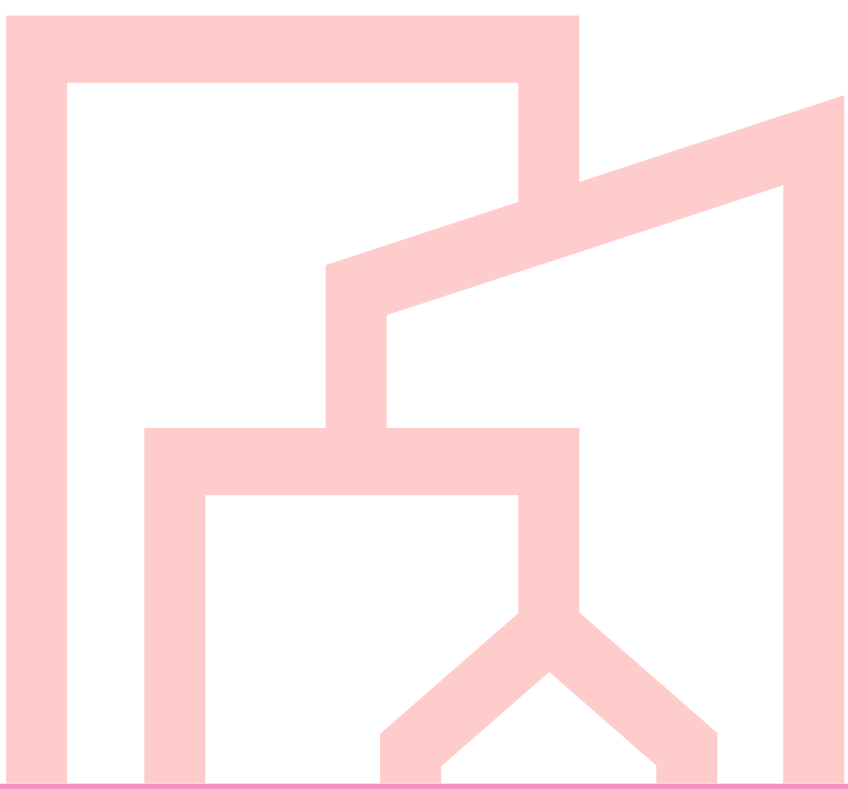


## Summary of Proposed Changes to Commercial (C-2) Zones

Proposed Amendments	Desired Outcomes
<b>Introduce minimum commercial floor space requirement</b> <ul style="list-style-type: none"><li>• Minimum commercial floor space ratio of 0.35</li></ul>	 Help enhance local shopping areas
<b>Allow minor building height increases to enable higher ceilings in commercial spaces</b> <ul style="list-style-type: none"><li>• Overall building height increase of up to 5 feet</li></ul>	 Help enhance local shopping areas
<b>Enable simpler building designs</b> <ul style="list-style-type: none"><li>• Increase front and rear setbacks at ground level</li><li>• Decrease setbacks on upper floors</li></ul>	<div> Help enhance local shopping areas</div> <div> Respond to climate emergency</div> <div> Improve livability of rental housing</div>



# EXAMPLES OF BUILDING DESIGN



## 4 storey Mixed-Use Building Under Proposed Regulations As Seen From the Street



## 4 storey Mixed-Use Building Under Proposed Regulations As Seen From the Lane



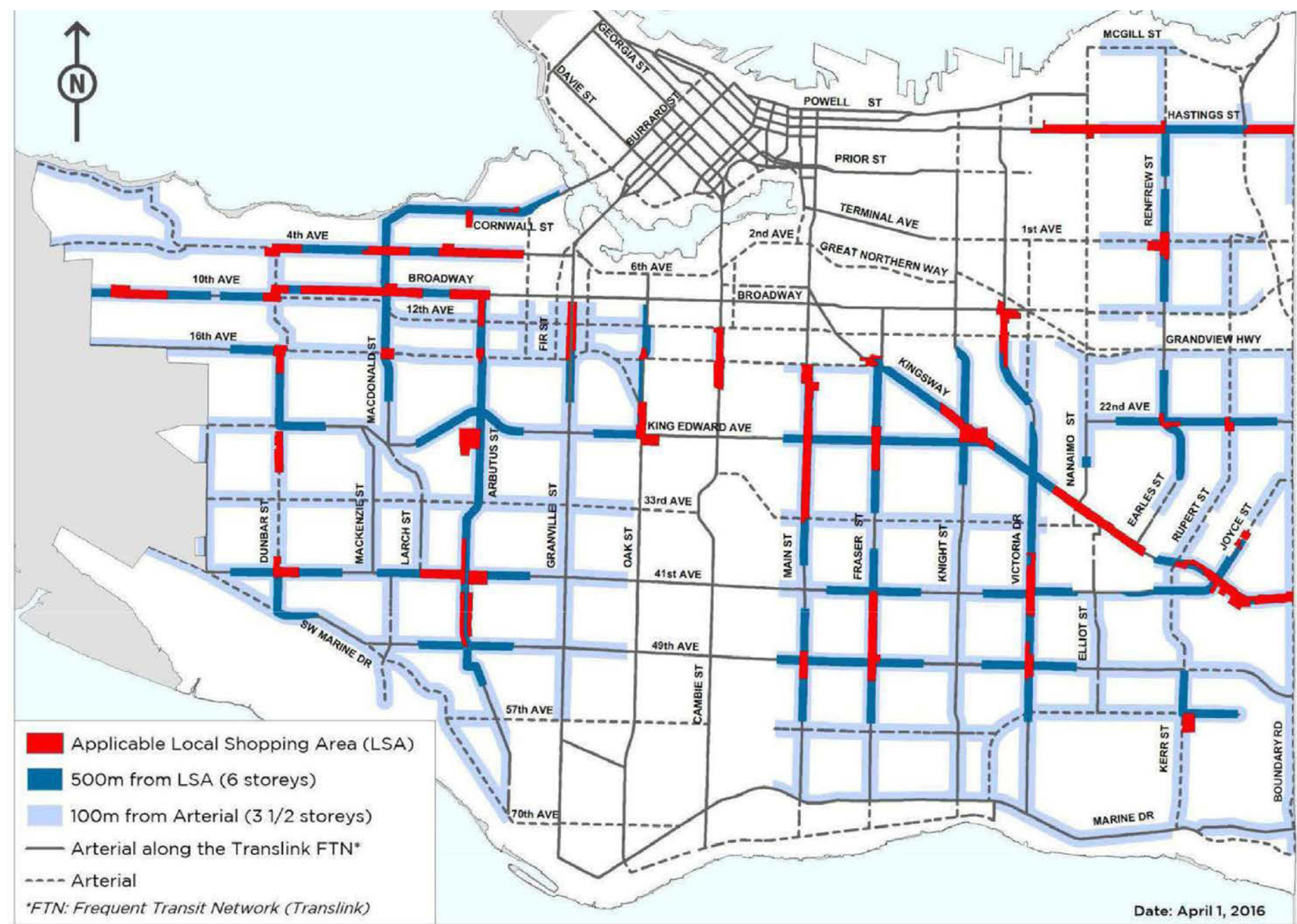


# POLICY IMPLEMENTATION: LOW-DENSITY AREAS (RS/RT ZONES)

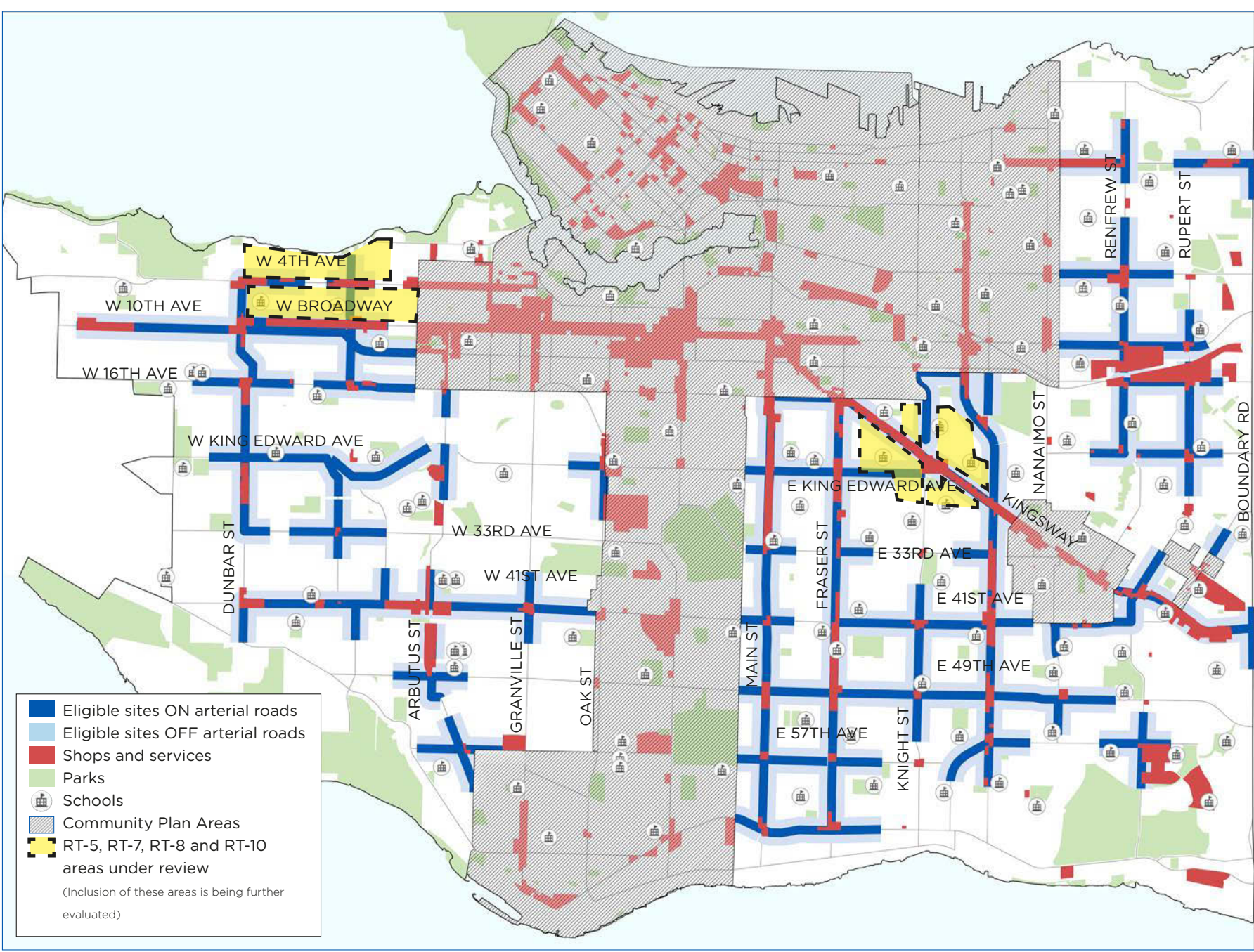


## Implementation of Council Direction

The Secured Rental Policy builds on the Affordable Housing Choices Interim Rezoning Policy (2012), which has enabled opportunities for new rental buildings in low density areas (zoned RS or RT). The Secured Rental Policy for Low Density Transition Areas will be implemented as a two year pilot program.



Previous Affordable Housing Choices Interim Rezoning Policy (2012)



New Secured Rental Policy (2019)

Note: Map has been simplified since the November 2019 version to ensure ease of use and illustrate eligibility in a style more consistent with the previous rental policy map

## Improvements to Rental Housing Policy

The new Secured Rental Policy enhances the opportunities established in previous rental incentive policies and will make it easier to build new rental housing. The rezoning policy will address Climate Change Emergency Response objectives by:

- Enabling greener buildings with zero emissions heating and hot water
- Allowing reduced parking including surface parking options
- Building on Big Move #1 of the Climate Change Emergency Response by locating rental housing near daily needs (transit, schools, parks and shopping)

## Creating Rental Zones to Simplify the Rezoning Process











To implement the new Secure Rental Policy the city is creating new standard rental zones, making it easier to build rental housing. The new rental zones will:

- Enabling a faster rezoning process that focuses on land use
- Simplifying regulations and building design
- Providing greater certainty on the types and scale of new buildings that may be considered
- Enabling simple buildings and more livable units
- Allow more accessible building types



# SUMMARY OF APPROVED POLICY CHANGES



	PREVIOUS POLICY Affordable Housing Choices Interim Rezoning Policy	UPDATED PROGRAM Secured Rental Policy	INTENDED BENEFITS AND OUTCOMES
Approvals Process	<ul style="list-style-type: none"><li>Rezoning Required</li><li>Customized zoning for each site</li></ul>	<ul style="list-style-type: none"><li>Rezoning Required</li><li>Zoning template with consistent building types and regulations</li></ul>	 Streamline Processes and Clarify Policy Requirements
Tenure & Affordable Requirements	<ul style="list-style-type: none"><li>100% secured rental housing; OR</li><li>Other housing models with enhanced affordability (e.g. co-housing or below-market ownership)</li></ul>	<ul style="list-style-type: none"><li>100% secured rental housing; OR</li><li>100% secured rental with min. 20% at below-market rents affordable to households with incomes \$80,000 and under</li></ul>	 Increase housing choice  Diversify Rental Housing Options in Low Density Areas Across Vancouver
Eligible Locations	<ul style="list-style-type: none"><li>Sites on arterial roads; OR</li><li>Individual sites within 100 metres or 1.5 blocks of an arterial road</li></ul>	<p>Sites near shopping, services and parks or schools AND</p> <ul style="list-style-type: none"><li>Sites on arterial roads; OR</li><li>Blocks that are within 150 meters of an arterial road</li></ul>	 Respond to climate emergency  Improve livability of rental housing
Max # of Projects	<ul style="list-style-type: none"><li>Maximum of two projects within 10 blocks</li></ul>	<ul style="list-style-type: none"><li>No maximum number of projects and no spacing requirement</li></ul>	 Increase housing choice
Green Building Requirements	<ul style="list-style-type: none"><li>Energy efficiency and emissions requirements per the Green Buildings Policy for Rezoning</li></ul>	<ul style="list-style-type: none"><li>Energy efficiency and emissions requirements per the Green Buildings Policy for Rezoning; AND</li><li>Zero emissions heating and hot water systems</li></ul>	 Increase housing choice  Respond to climate emergency
Family Housing Requirements	<ul style="list-style-type: none"><li>Minimum 35% family size units (2 or more bedrooms)</li></ul>	<ul style="list-style-type: none"><li>Minimum 35% family size units (2 or more bedrooms)</li></ul>	 Improve livability of rental housing  Diversify Rental Housing Options in Low Density Areas Across Vancouver



# POLICY IMPLEMENTATION: LOW-DENSITY AREAS (RS/RT ZONES)



## What Sites Are Eligible For Rezoning?

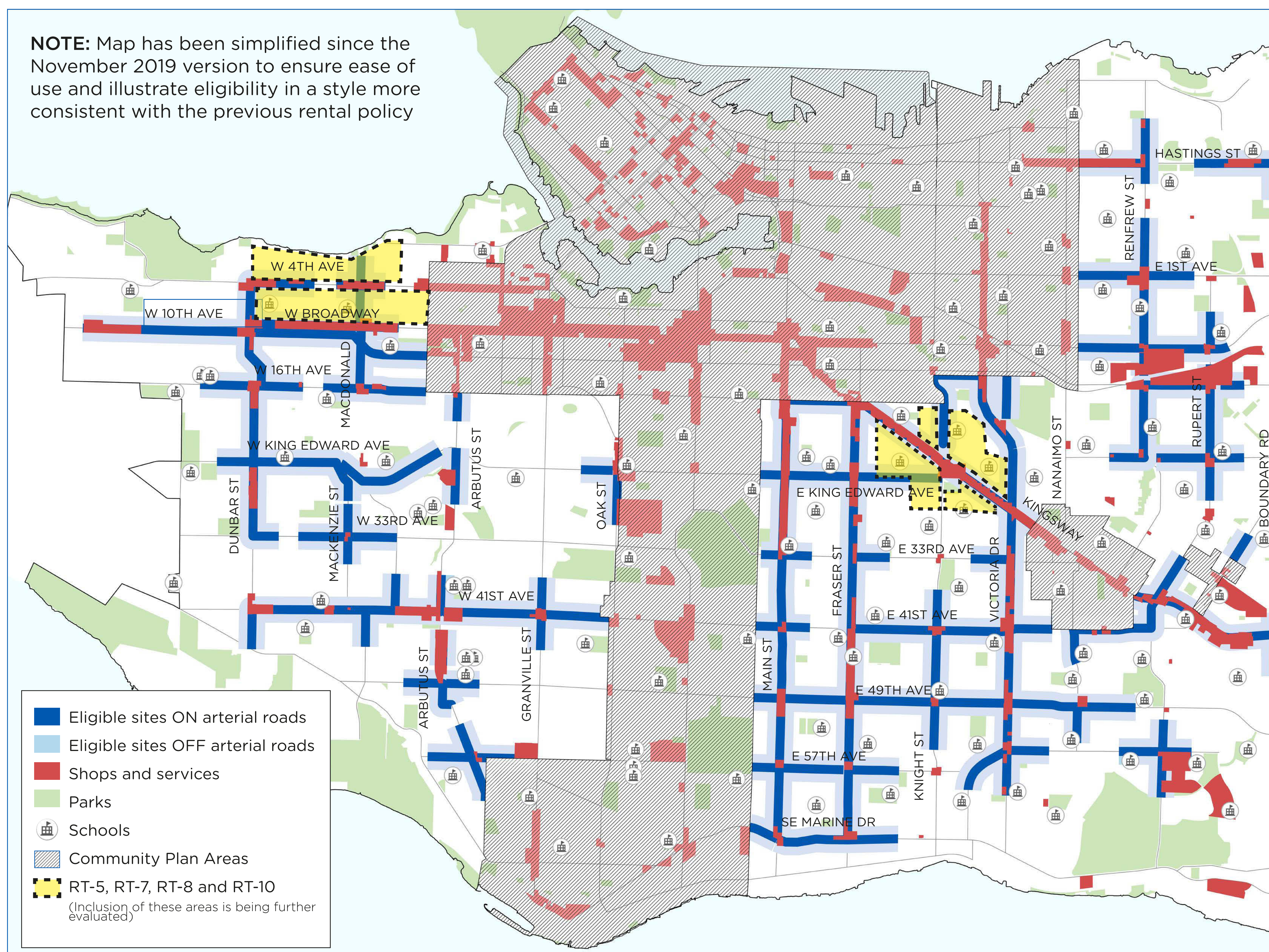
Sites in low density (RS and some RT zoned) areas that are within short walk or roll of daily needs including public transit, shops and services and parks or schools may be eligible for rezoning under the new Secured Rental Policy.

### Sites must meet all of the following requirements:

1. On an arterial road OR on the first block off an arterial road (approx. 150m)
2. Within a five minute walk (400m) of a park or public school
3. Within a five minute walk (400m) of shopping opportunities

The Secured Rental Policy applies in low density areas city-wide, except in those with recently approved community plans or that are undergoing community planning programs (e.g. Broadway). In the community plan areas, opportunities for new secured rental projects are set by each plan policy.

## Draft Map Of Eligible Locations In The New Secured Rental Policy





# DRAFT RENTAL ZONES BUILDING TYPES



The new Rental Zones will provide a menu of standard building types to be used when considering rezoning for rental housing on sites in eligible locations. The creation of these new zones has considered the fit of proposed new buildings in relation to the locational context, allowing different scales of buildings on and off arterial roads.

## ON Arterial Roads: Residential Buildings

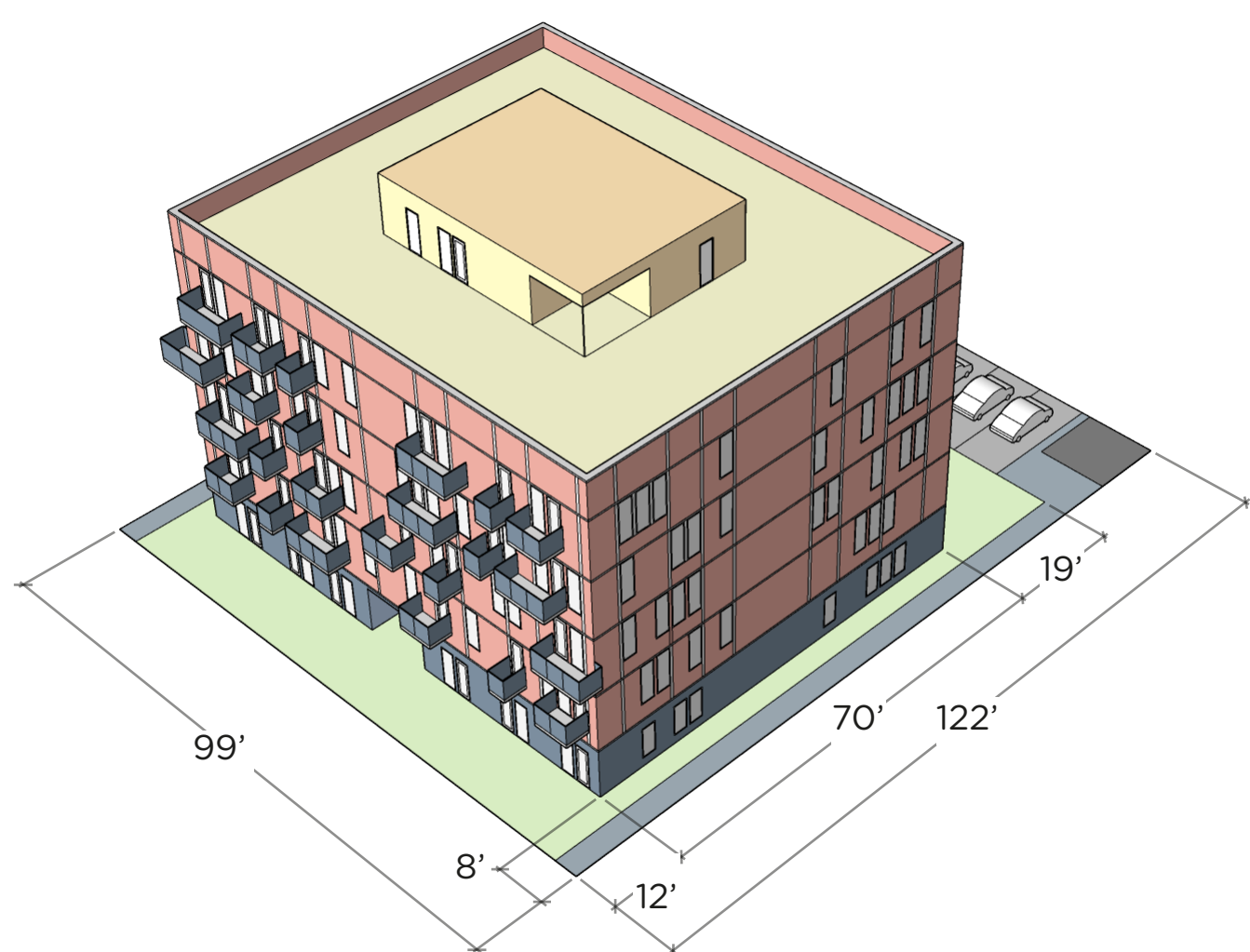
- Market rental apartment buildings of 5 storeys may be considered on blocks that are currently zoned for residential use (RS/RT)
- Rental buildings up to 6 storeys may be considered where a minimum 20% of the residential area is secured at below-market rents, affordable to households with incomes of \$80,000 and under
- If the entire block is zoned RS or RT, the first site proposed for rezoning must include a corner lot



### Did you know?

- Simpler building designs lower construction costs, make it easier to build in wood, and reduce carbon pollution (greenhouse gas emissions).
- Carbon pollution from production, transport and disposal of materials is called embodied carbon.
- Building with wood can reduce embodied carbon by 25-40% compared to the same building built with concrete.

### 5-Storey Residential Apartment



#### PROPOSED REGULATIONS:

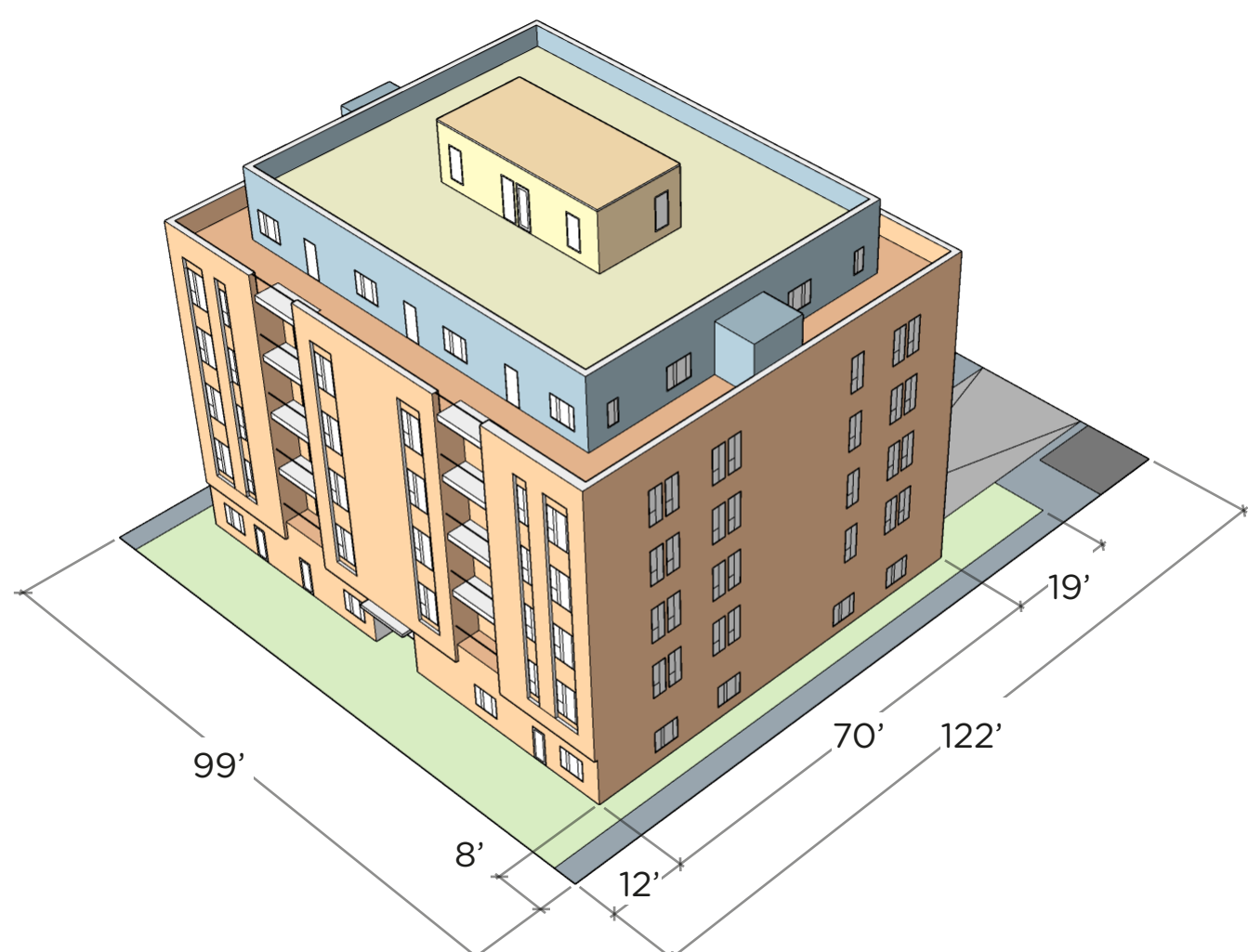
**FSR:** 2.2  
**Lot Assembly:** 2 min. (66 ft.)

**Front Yard Setback:** 12 ft. min.  
**Building Depth:** up to 75 ft. max.  
**Rear Yard Setback:** 25 ft. min.  
**Side Yard Setback:** 8 ft. min.



### 6-Storey Residential Apartment

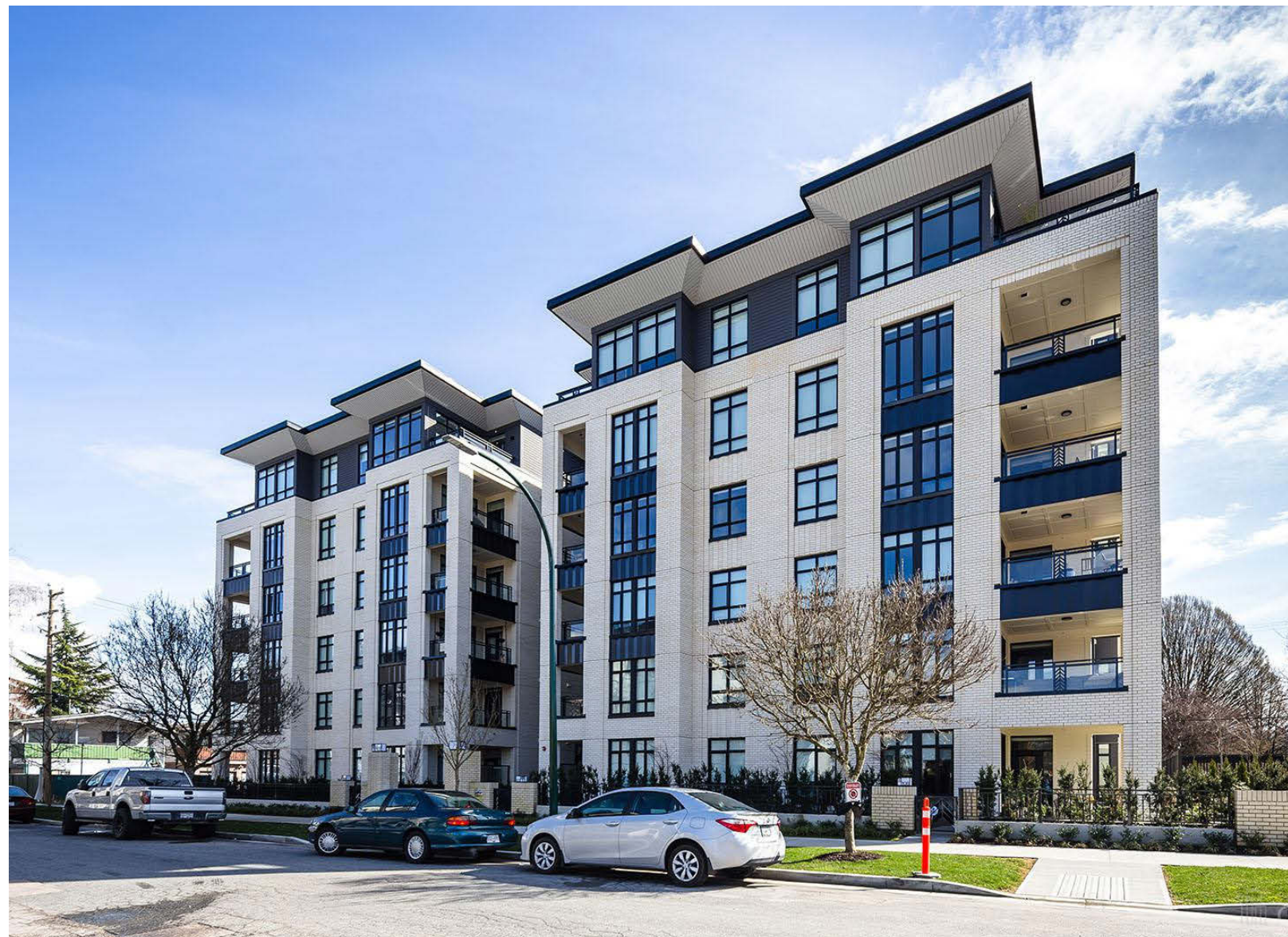
*Must have minimum 20% of the floor area as units secured at below market rents.*



#### PROPOSED REGULATIONS:

**FSR:** 2.4  
**Lot Assembly:** 2 min. (66 ft.)

**Front Yard Setback:** 12 ft. min.  
**Building Depth:** up to 75 ft. max.  
**Rear Yard Setback:** 25 ft. min.  
**Side Yard Setback:** 8 ft. min.





# DRAFT RENTAL ZONES BUILDING TYPES



## On Arterial Roads: Mixed-Use Building Types

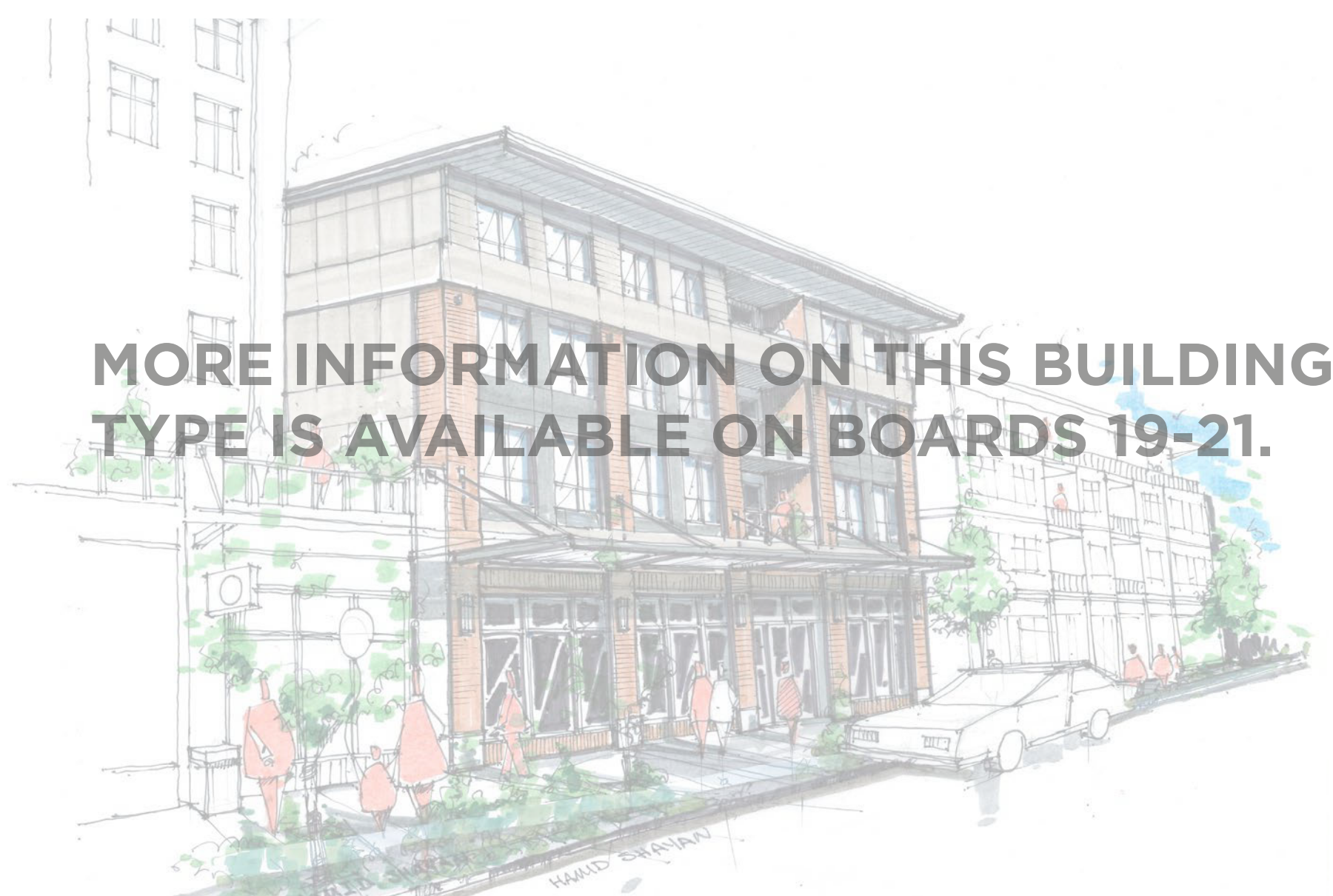
- Mixed-use buildings would be required on blocks that already have zoning that allows commercial uses to ensure compatibility of new buildings and to complete mixed-use streets
- Unless a significant portion of the block already has zoning that allows commercial uses, new projects would be required to be continuous with the existing commercial property and any remaining RS or RT lots have a combined minimum frontage of 99 feet



### Did you know?

- The #1 contributor to **carbon pollution** (Green House Gas) in the city is heating and providing hot water in buildings from gas (**58%**)
- The #2 contributor is transportation (trucks and cars) (**38%**)
- Using electric heat and hot water for a 5 storey apartment building produces over **90% less** carbon pollution than the same building using gas

### 4-storey Mixed-use Apartment (C-2)



### 6-Storey Mixed-use Apartment

*Must have minimum 20% of the floor area as units secured at below market rents.*





# DRAFT RENTAL ZONES BUILDING TYPES



## Off Arterial Roads: Residential Building Types

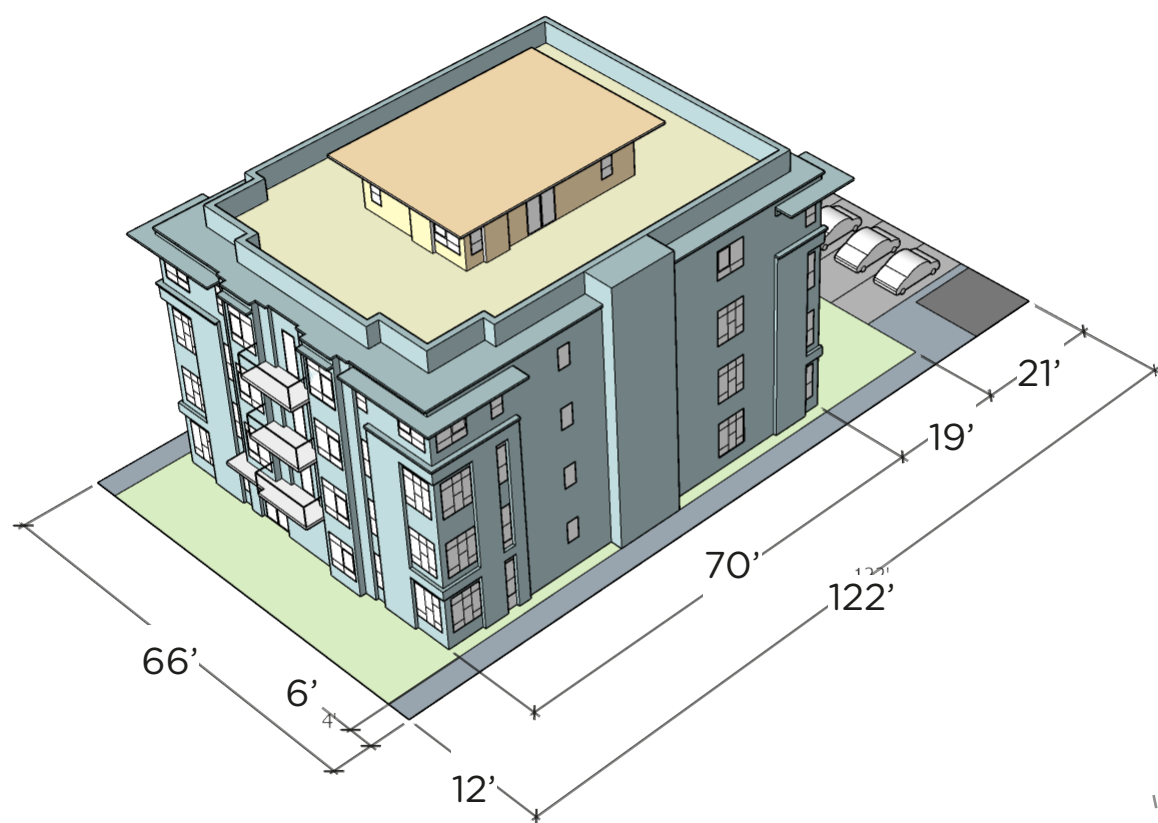
- Rezoning to rental apartments or townhouses up to 4 storeys or 3 storey multiplexes may be considered
- If the entire block is zoned RS or RT, the first site proposed for rezoning must include a corner lot



### Did you know?

Eliminating the need for underground parking significantly reduces carbon pollution (greenhouse gas emissions) because less concrete is needed.

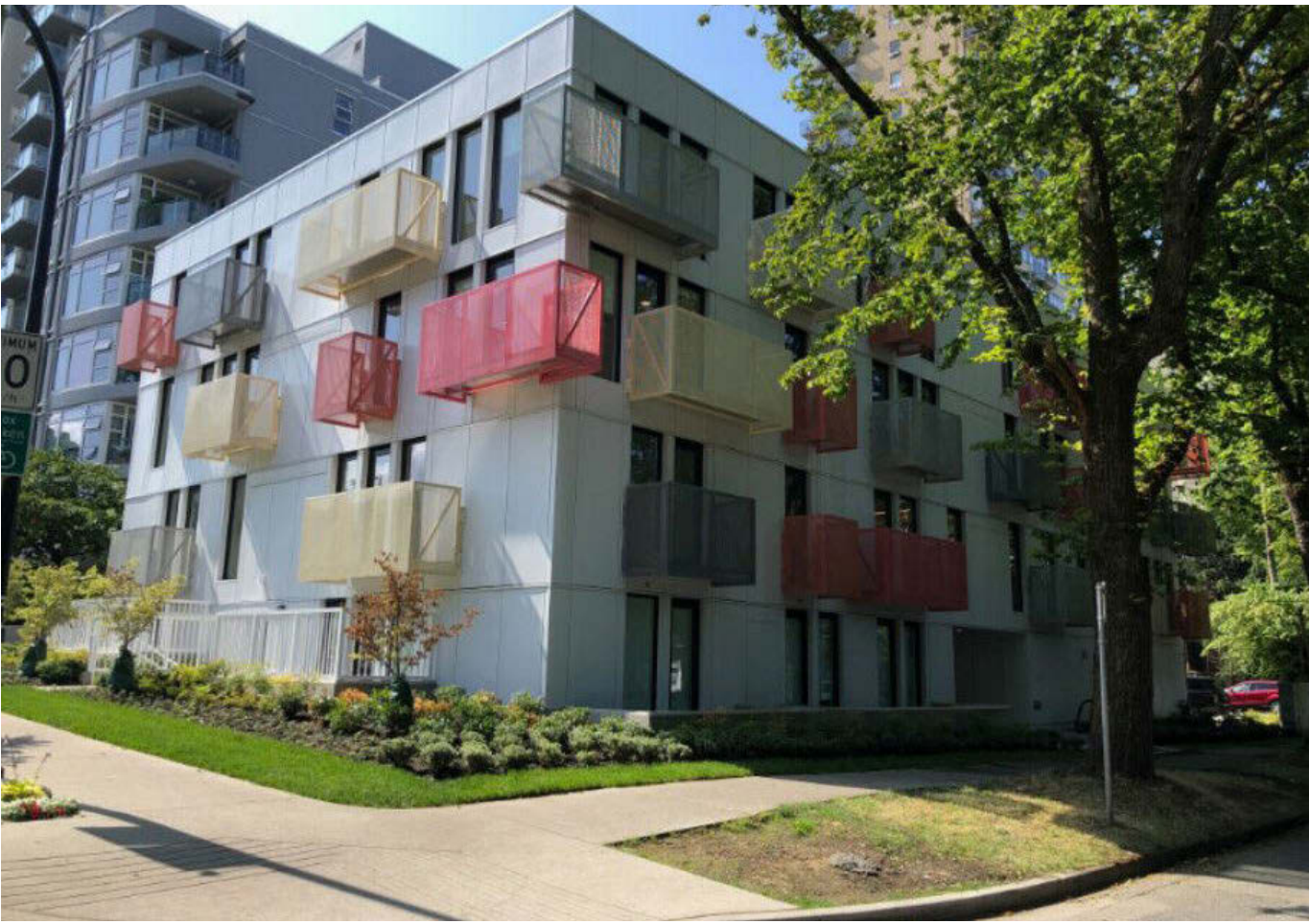
### 4-storey Residential Apartment



**PROPOSED REGULATIONS:**

**FSR:** 1.75  
**Lot Assembly:** 2 - 3 (66 - 99 ft.)

**Front Yard Setback:** 12 ft. min.  
**Building Depth:** up to 75 ft. max.  
**Rear Yard Setback:** 25 ft. min.  
**Side Yard Setback:** 6 ft. min.



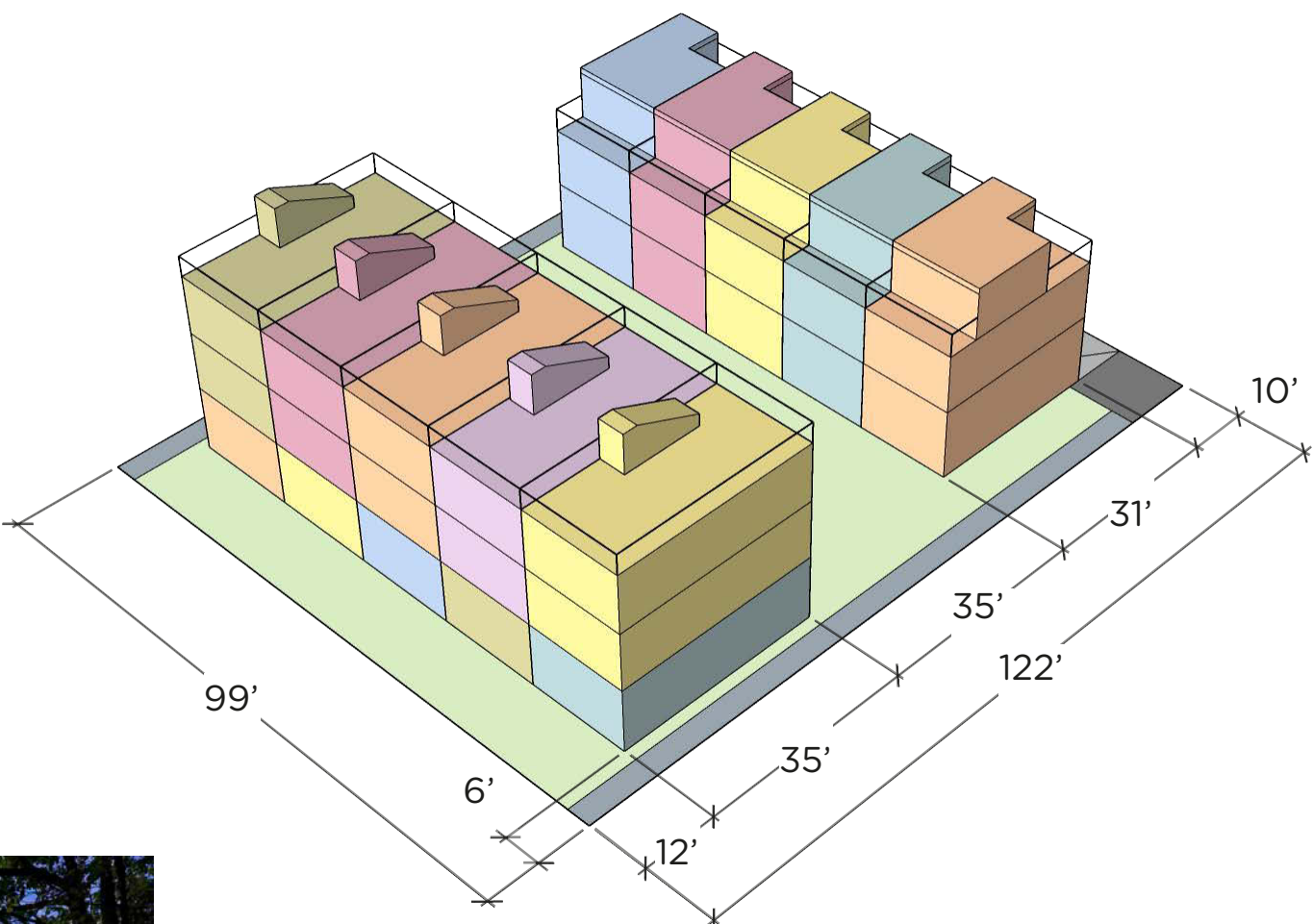
### Townhouses

#### 4-storey Townhouse (Similar to RM-12N)

**PROPOSED REGULATIONS:**

**FSR:** 1.45  
**Lot Assembly:** 2 min. (66 ft.)

**Front Yard:** 12 ft. min.  
**Courtyard:** 24 ft. min.  
**Rear Yard:** 10 ft. min.  
**Side Yard:** 4 ft. min.

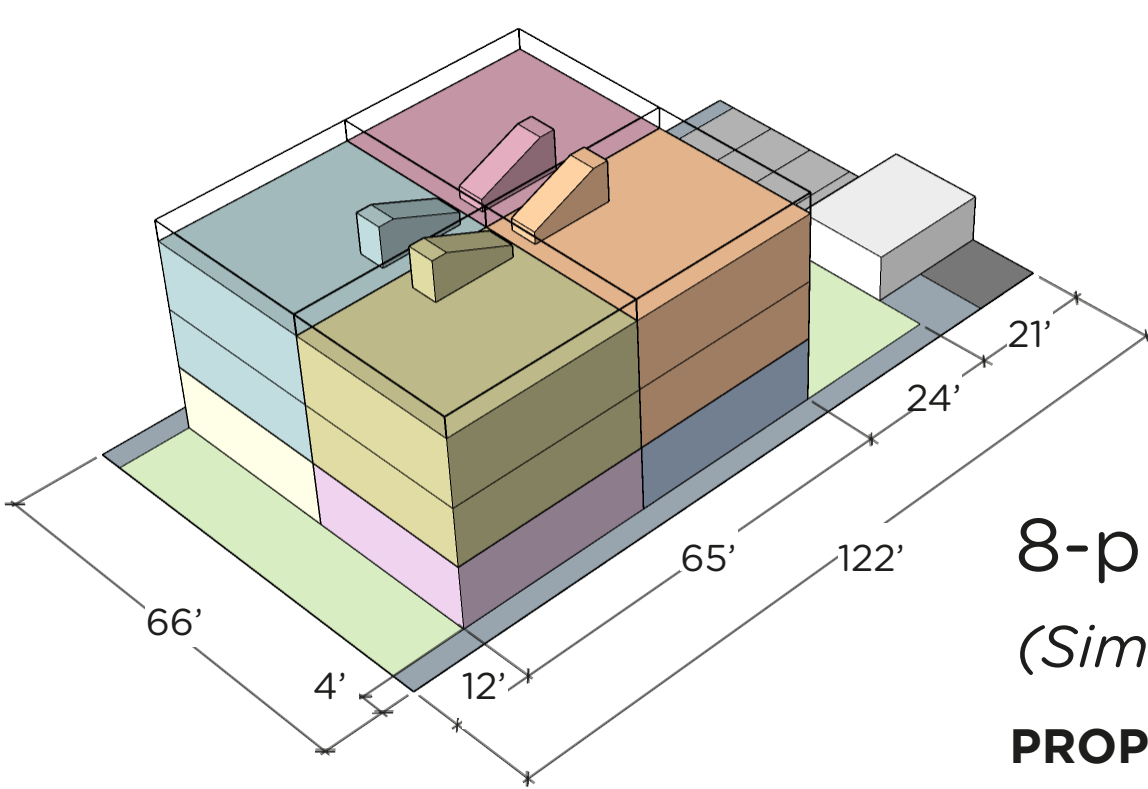


#### 3-storey Townhouse (Similar to RM-8A)

**PROPOSED REGULATIONS:**

**FSR:** 1.20  
**Lot Assembly:** 2 min. (66 ft.)

**Front Yard:** 12 ft. min.  
**Courtyard:** 24 ft. min.  
**Rear Yard:** 10 ft. min.  
**Side Yard:** 4 ft. min.

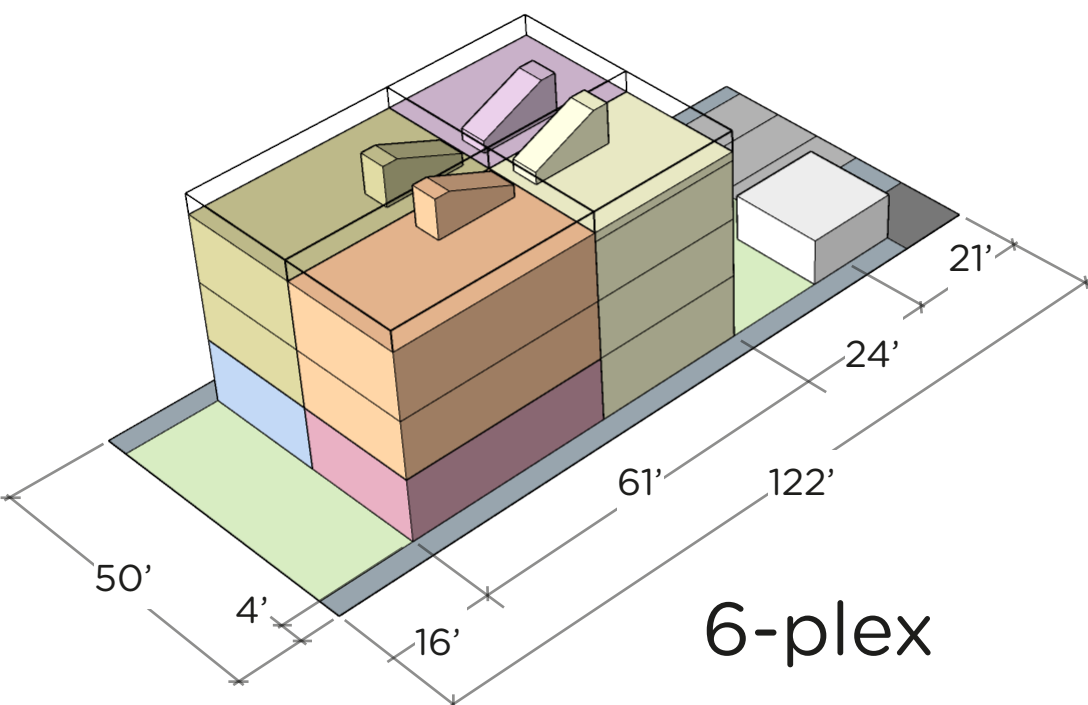


#### 8-plex (Similar to RM-8A)

**PROPOSED REGULATIONS:**

**FSR:** 1.20  
**Lot Assembly:** 2 min. (66 ft.)

**Front Yard:** 12 ft. min.  
**Rear Yard:** 6 ft. min.  
**Side Yard:** 4 ft. min.  
**Building Depth:** up to 65 ft. max.

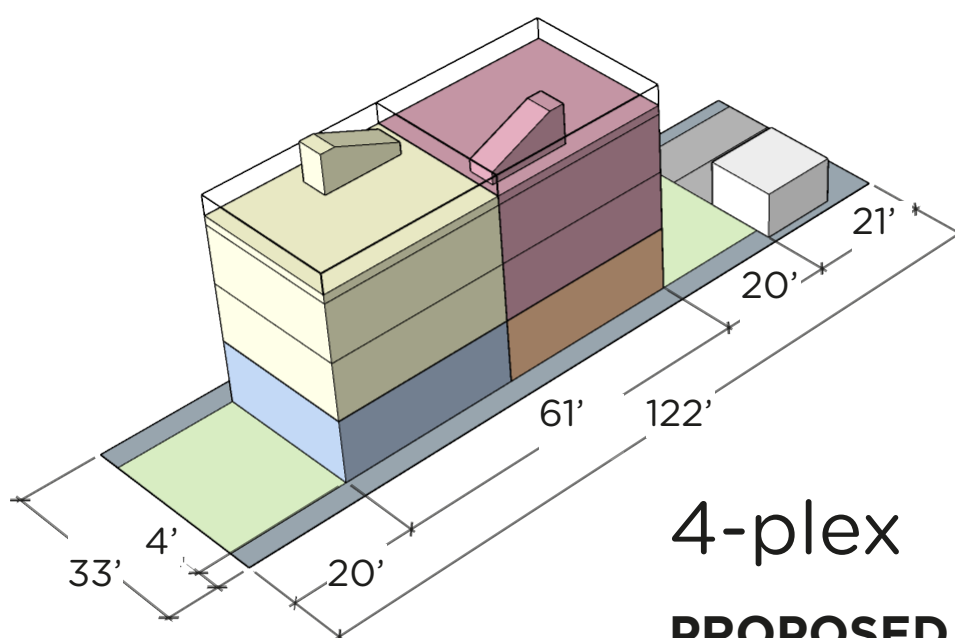


#### 6-plex

**PROPOSED REGULATIONS:**

**FSR:** 1.00  
**Lot Size:** (50 ft.)  
**No Assembly Required**

**Front Yard:** 16 ft. min.  
**Rear Yard:** 6 ft. min.  
**Side Yard:** 4 ft. min.  
**Building Depth:** up to 65 ft. max.



#### 4-plex

**PROPOSED REGULATIONS:**

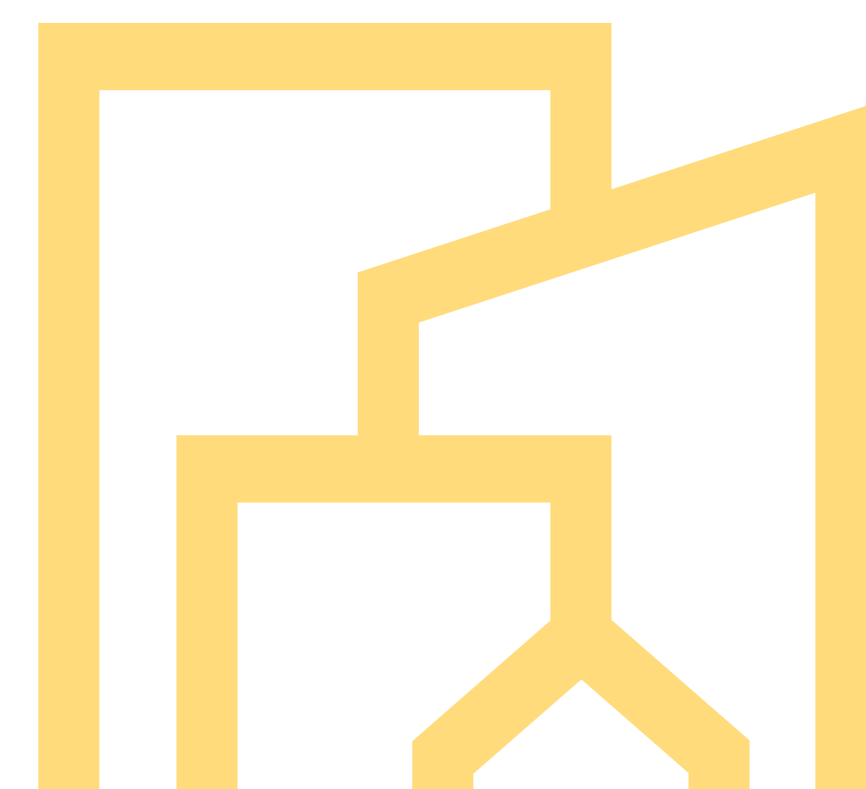
**FSR:** 1.00  
**Lot Assembly:** (33 ft.)  
**No assembly Required**

**Front Yard:** 20 ft. min.  
**Rear Yard:** 6 ft. min.  
**Side Yard:** 4 ft. min.  
**Building Depth:** up to 65 ft. max.





# EXAMPLES OF BUILDINGS IN LOW-DENSITY TRANSITION AREAS



## Illustration of 5 Storey Apartment Building ON Arterial Road



## Illustration of 4 Storey Apartment Building OFF Arterials Road





# APPROVAL PROCESS FOR RENTAL BUILDINGS IN LOW-DENSITY AREAS



## All Proposals Will Continue to Require Rezoning Applications

The previous Affordable Housing Choices Interim Rezoning Policy required all rental applications to go through a rezoning process. The new Secured Rental Policy in RS/RT zones also requires a rezoning process for each site.

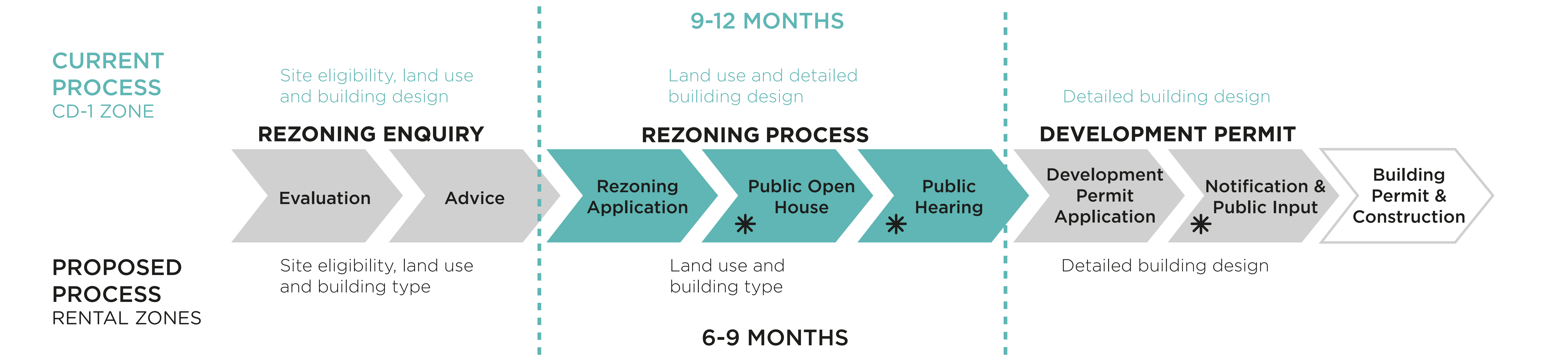
## Simplifying and Clarifying the Rezoning Process

Previous policy allowed for Council to consider purpose built rental through a rezoning process that involved creating a (CD-1) custom zone for each site to reflect a specific building design, including height, density, and setbacks.

The proposed changes would simplify and clarify the rezoning process by replacing CD-1 zoning with standardized rental zones. These standard rental zones would provide specific options for building use, height, density and setbacks that limit the size and shape of the building. The new standard zones would provide more clarity and consistency on building design for both applicants and the public. Public input during the rezoning process would focus on land use and building type, while the review of the detailed building design would occur after rezoning as part of the development process only. The changes would shorten the time required for rezoning. A shorter rezoning process could encourage the delivery of more rental housing.

### What is Rezoning?

Rezoning is a process to change the rules about what can be built on a site. A rezoning application must be approved by Council at a Public Hearing.



\* Under the proposed rezoning process using rental zones 3 opportunities for public engagement and input are provided, including a Public Hearing before Council.



# NEXT STEPS



Following these information sessions, Staff will begin working on refinements to the proposed changes presented today. A report with recommendations to Council is anticipated for late Spring 2020. Further technical work and analysis of public feedback will help inform the recommendations to Council.

## Share Your Thoughts

Please take an opportunity to review the boards around the room and engage the staff team with any questions or comments.

We also encourage you to provide your feedback by:



- Filling out a comment form
- On an iPad at this Information Session  
*(Please ask a staff member for instructions)*
  - Online at [vancouver.ca/rentalhousing](https://vancouver.ca/rentalhousing)  
*Opportunity for comments closes on March 20, 2020*

## Timeline for Policy Implementation



3-1-1



[housingpolicy@vancouver.ca](mailto:housingpolicy@vancouver.ca)



# FREQUENTLY ASKED QUESTIONS: LOW-DENSITY AREAS (RS/RT ZONES)



## Are all areas highlighted in blue on the map eligible under the policy?

- No, the map is a generalized illustration of eligibility. Not every lot that falls within the blue areas meets all of the eligibility requirements of the Secured Rental Policy
- The dark blue illustrates where block faces on arterials could be eligible
- The light blue illustrates where block faces off arterials could be eligible

## What does the “first block off an arterial (approx. 150 metres)” mean?

### Eligibility is based on Block Faces and Block Orientation

- A block face is the part of each block where the lots and buildings are oriented in the same direction (Figure 1)
- A block face is treated as a unit and is either fully eligible or excluded entirely

### Blocks Parallel to an Arterial Road

- All block faces that are entirely within 150 metres of the arterial road may be eligible. The number of eligible block faces off the arterial road varies depending on lot depth (Figure 2)

### Blocks Perpendicular to an Arterial Road

- The first block face off of the arterial road may be eligible regardless of length (Figure 3)
- Where the perpendicular block face is immediately adjacent to the arterial road, it would be eligible for off-arterial building types (Figure 3)

Figure 1: Block Faces

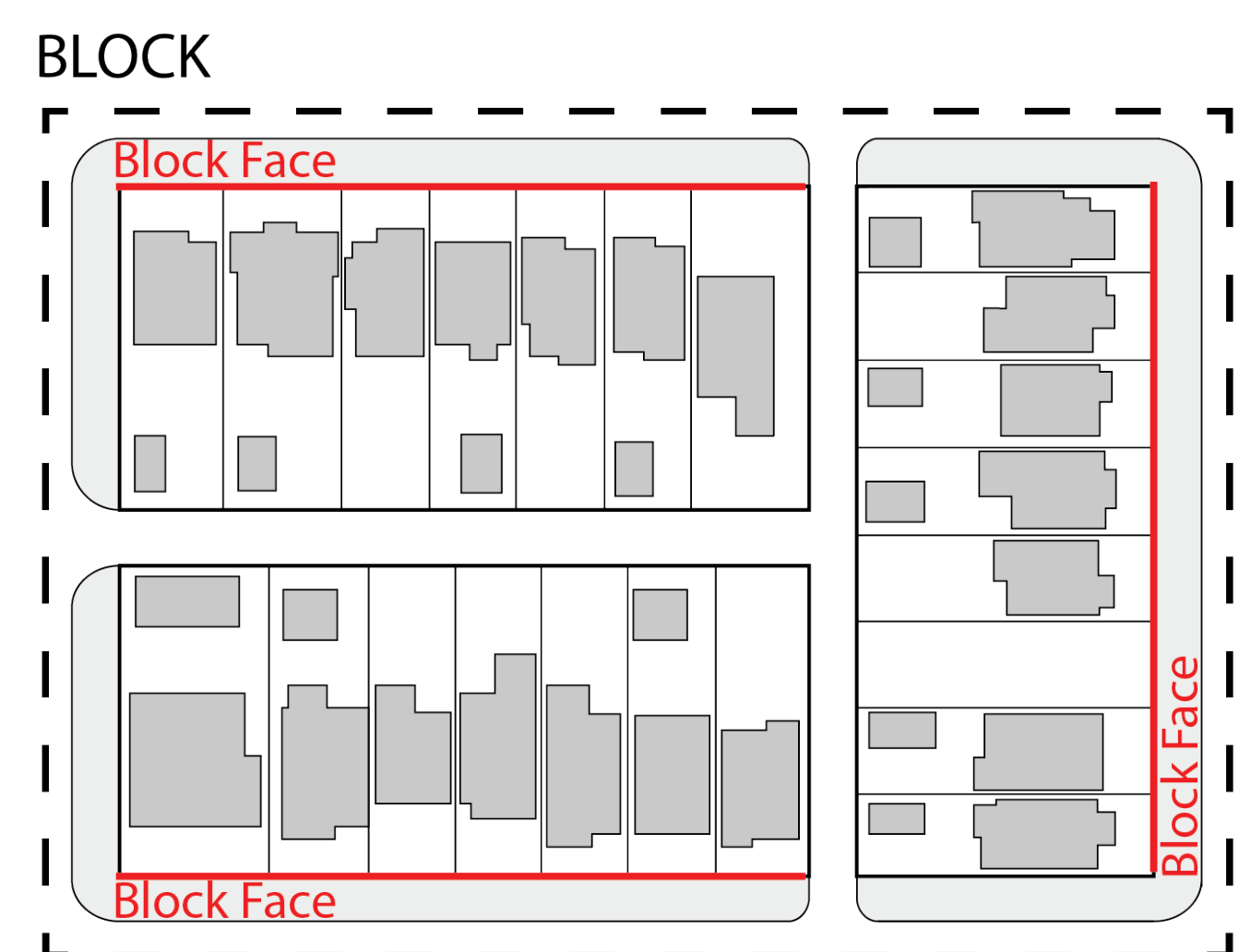
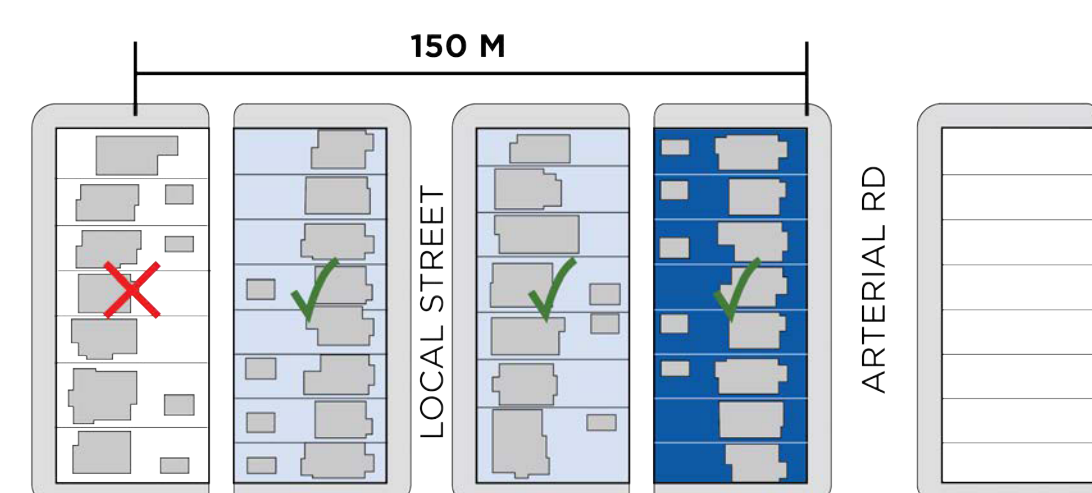


Figure 2: Parallel Block Orientation

### Shallow Lots



### Deep Lots

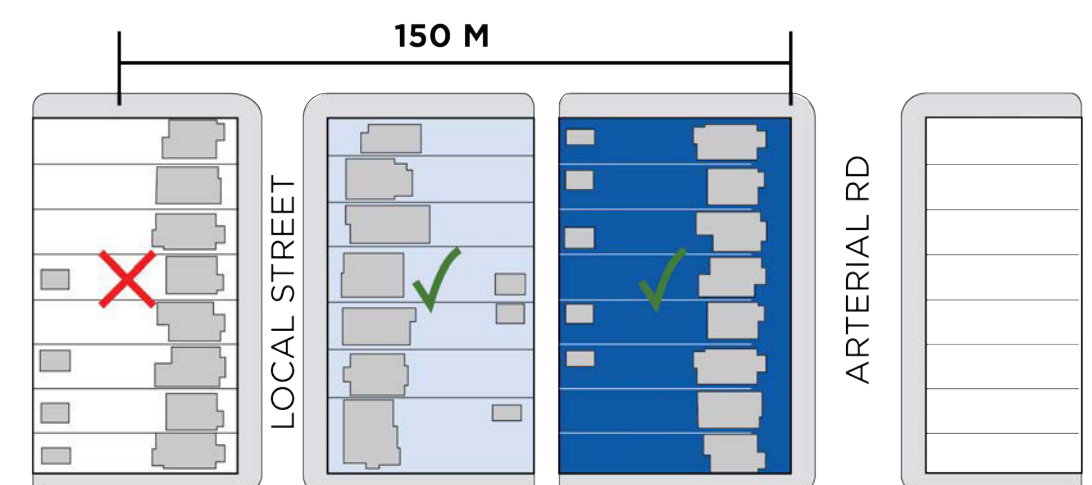
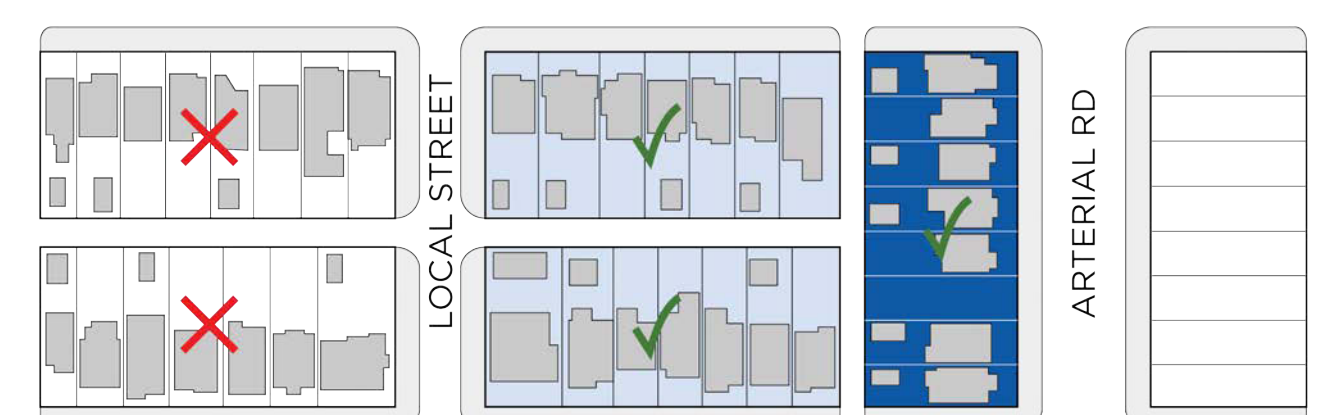
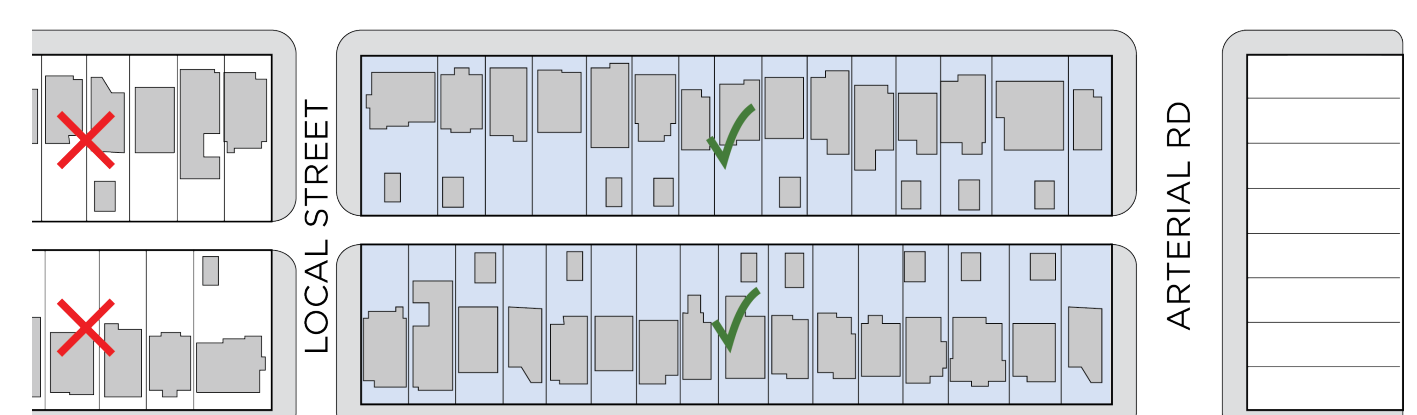


Figure 3: Perpendicular Block Orientation

### Off Arterial Road



### Immediately Adjacent to Arterial Road



- Eligible sites ON arterial roads
- Eligible sites OFF arterial roads



# FREQUENTLY ASKED QUESTIONS: LOW-DENSITY AREAS (RS/RT ZONES)



## Is the City changing the zoning in residential (RS or RT) areas?

- No, the City is not rezoning any RS or RT lots. The current proposal is to add new rental zones to the Zoning and Development By-law for use in future site-specific rezoning applications
- City policy has enabled consideration of rezoning applications for similar types of rental housing in many of the same locations since 2012. The proposed changes are meant to clarify and simplify the rezoning process

## Will I be notified about future rezoning applications in my neighbourhood?

Yes, the City will continue to follow standard notification practices for rezoning applications, including:

- On-site signage;
- Mailing notifications to nearby residents and businesses (usually within one or two blocks); and
- Newspaper advertisements

## Parking is already a challenge in this neighbourhood. What are the parking requirements?

- All new buildings are subject to the Parking By-law, which requires on-site parking stalls based on the floor area of the rental building
- The number of parking stalls required may be reduced where car ownership is anticipated to be lower, such as for rental buildings near rapid transit, and where alternative transportation measures are provided (such as on-site car share spaces)
- In areas where street parking is in high demand, the City may introduce measures such as resident-only parking restrictions