

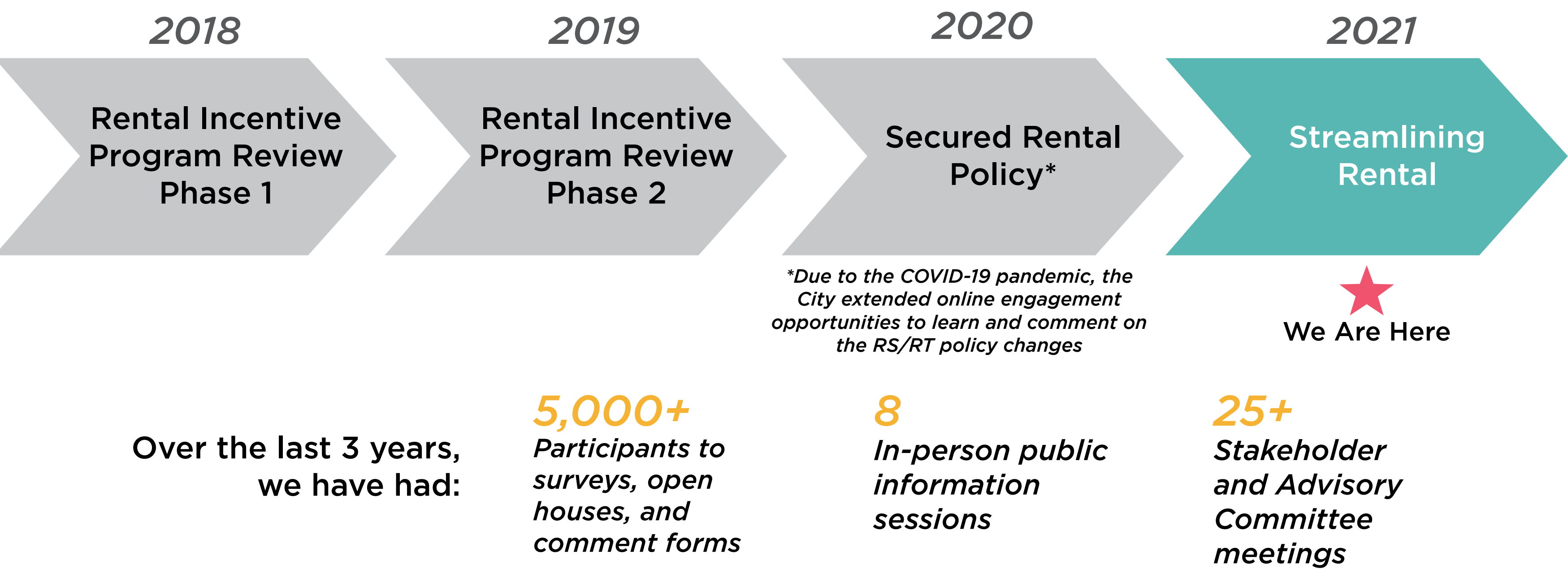
What We've Heard

Engagement to Date



Engagement Phases

Since 2018 we have heard from many residents and organizations about the Secured Rental Policy, and the input we have received has helped inform the updates that are now being proposed.



Rental Incentives Review Phase 1 Themes

In 2018, we surveyed residents living in new purpose-built market rental housing constructed under the City's rental incentive programs. The survey was sent to 30 buildings across the city and a total of 460 responses were received. The key themes from the survey were:

- 1) Finding rental housing is challenging due to lack of options.** 64% of respondents said that it was difficult or very difficult to find rental housing in Vancouver.
- 2) High rent levels are a barrier for many households.** A lack of rental supply and high demand for existing units is pushing rent prices up.
- 3) Importance of security of tenure.** Secure rental housing helps address housing instability and fear of evictions.
- 4) Challenges of living on busy arterial streets.** We have heard that living on arterial streets poses noise and pollution challenges.

Rental Incentives Review Phase 2 Themes

In 2019, staff engaged the public on proposed changes to the city's existing rental incentive programs through a *Talk Vancouver* Survey (3,283 responses), 2 public information sessions (127 attendees), and stakeholder workshops. The key themes from the survey and comment forms are:

- 1) Residents believe there is a deep need for more rental housing options.** The finding was consistent across renters and owners, with 85% of respondents indicating they believe there is a need for more purpose-built rental across the city.
- 2) Renters are facing significant challenges.** With a rental vacancy rate consistently under 1% in recent years, the growing population of renters in Vancouver is competing for a limited supply of available apartments. As a result, many renters are making trade-offs in order to live in the city. The most commonly cited challenges include living in small units, paying unaffordable rents, and living in inadequately maintained rentals.
- 3) Residents support the City's rental incentives.** We heard from residents that they believe the City's rental incentive programs are working and should be refined to enable more housing that meets the needs of renters. Many respondents agree that the City should encourage and streamline purpose-built rental housing development.
- 4) Residents want to see a diverse range of affordable housing options.**

82%

agree with continuing to allow new rental buildings in low density areas adjacent to commercial districts

77%

strongly agree/agree with allowing up to 6 storey rental housing in C-2 zones

What We've Heard

Engagement to Date



Secured Rental Policy

In 2020, staff engaged the public on the implementation of the Secured Rental Policy. Engagement included 6 public open houses (800+ attendees), online comment forms and stakeholder workshops. In response to the COVID-19 pandemic, opportunities for the public learn about and comment on the proposed policy changes for RS and RT areas online were extended through the spring and summer, from April to September 2020.

To see the full engagement summaries, please visit vancouver.ca/rentalhousing or click on the links below. The key themes from the survey and comment forms are divided into two broad categories:

What We've Heard About the Proposed C-2 Zoning Changes - [Read the Full Summary](#)

- 1) **Broad support for more rental housing opportunities in C-2 zones.** The majority of respondents expressed support, stating these changes will help accommodate the growing number of renters in Vancouver, increase rental vacancy rates, and shorten development timelines.
- 2) **Some concern about the height, scale and design of the proposed building forms.** Some respondents shared concerns about the impact of the proposed building forms, including shadowing, compatibility with the existing built form, and potential uniformity of new developments.
- 3) **Displacement and affordability concerns:** Some respondents were concerned about the potential for renter and business displacement in C-2 commercial areas due to redevelopment. The unaffordability of market rents in new developments was also a concern identified by some respondents.



What We've Heard About the Proposed Rezoning Policy Changes for RS and RT Zones - [Read the Full Summary](#)

- 1) **Concern over building design and shadowing.** We heard from residents, mainly homeowners, that the proposed building forms are too large and dense, and may create shadowing and overlook impacts on their homes. Some also expressed concern about the potential loss of views.
- 2) **Neighbourhood character.** Some respondents expressed concern that the policy changes may impact existing neighbourhood character. Specifically, some residents indicated they thought the policy should not apply in areas with a high proportion of existing character houses.
- 3) **Concern over engagement process.** Some respondents expressed a desire for more neighbourhood level planning, more engagement from the City, and further opportunities to learn about and provide feedback on the specific details of the policy changes before a public hearing.
- 4) **Importance of providing more rental housing.** Some participants reiterated the importance of providing more secure rental housing, including in locations off busy arterial roads.



Vancouver Plan Engagement

Findings So Far on Housing and Complete Neighbourhoods



Vancouver Plan

The first phase of Planning Vancouver Together was the Listen and Learn phase where we had 12,000 engagement touchpoints to learn about the top priorities and challenges that people in Vancouver are facing. Several of the 6 identified core challenges facing Vancouver relate to housing challenges.

Core Challenges

Rising Unaffordability: We heard that Vancouver is becoming less affordable over time, and that people are struggling to keep up with the cost of living in Vancouver. Residents fear that increasing unaffordability will cause Vancouver to lose its character, cultural scene, key workforces, and demographic diversity.

Housing Insecurity: Access to, affordability, and security of housing is an overarching challenge for many people, especially renters, in the city. Responses also encapsulated concerns about the unavailability of certain housing forms, insufficient housing security for renters, and fears of displacement from the city.

Widening Social and Economic Inequality: There was a strong thematic thread that while Vancouver’s economy is strong, many feel left behind and want to see improvements to support young people, those new to Vancouver, working people, and small business owners rather than those who already have secure employment and home ownership.

Complete, Connected Neighbourhoods

Through the spring of 2021, engagement on Complete, Connected Neighbourhoods as part of the Vancouver Plan has included neighbourhood elements walking tours, asset mapping and design workshops, and a survey. To date, there have been over 1,500 participant touchpoints through these activities.

Emerging Themes Related to Housing

Overall, based on early findings, we have heard that people think of complete neighbourhoods as those that are enriched with a variety of elements - including places for food, retail, health and fitness, public space, good connections - and that these features need to be incorporated with more new and diverse housing.

- **Support for concept of complete neighbourhoods, and specifically in increased housing diversity** (both type and tenure), including for below-market and non-market rental housing to support low to middle income earners.
- **Support for missing middle typologies (up to 6 storeys)**, and some interest in opportunities for mid-rise forms over 6 storeys in certain types of locations, such as arterial ‘nodes’ and near rapid transit.
- **Strong support for design that improves social connections**, including in and around new buildings.

