







Summary of Proposed Actions & What's New

Targeted Outcomes - Why Streamline Rental in Neighbourhoods?



Engagement over the past two years has helped identify a number of objectives to be advanced through the Secured Rental Policy:

-  **Increase Housing Choice for Renter Households**
-  **Streamline Processes and Clarify Policy Requirements**
-  **Diversify Rental Housing Options in Low Density Areas Near Neighbourhood Shopping Areas**
-  **Respond to City's Climate Emergency**
-  **Help Enhance Local Shopping Areas**
-  **Improve Livability of Rental Housing**

Residential Rental Tenure Zoning

In 2018, the Province authorized municipalities to zone for rental tenure. This means that the City is now able to enact by-laws that require certain types of new buildings be rental housing in specific locations. The proposed changes to streamline new rental housing under the Secured Rental Policy would be the first formal use of this new authority in Vancouver.



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C-2 Zones: Rental In Neighbourhood Shopping Areas - See [Section 5 of the Boards](#) for Full Details

What's Proposed?

Amendments to C-2 (commercial mixed-use) zoning districts to:

- Enable new secure rental projects up to 6 storeys
- Simplify the process for new rental so it's the same as the process for new condos (no rezoning required)
- Simplify building design requirements to improve livability, sustainability and new commercial spaces
- Strengthen green building requirements, energy efficiency and sustainability

What We've Heard

- Recognition that more rental housing is needed and support for new rental in C-2 zones
- Concern about displacement of existing renters and businesses
- Some concerns about the geographic coverage of the policy, and the scale and design of rental buildings

What's New Since 2020?

- Realignment with proposed RS/RT policy changes to add new rental housing, strengthen local shopping areas and support complete neighbourhoods
- Rental protections extended to C-2 zones to require rental replacement and help prevent displacement
- Minor updates to improve opportunities for different uses (e.g. daycare, office) on the 2nd floor
- Updates to the guidelines to strengthen consideration of neighbourhood and street context



Strengthening Shopping Areas & Creating More Complete Neighbourhoods

The proposed changes would help enhance shopping streets and create more complete neighbourhoods by:

- Creating new secure rental housing near shopping, transit, and other amenities, which allows more residents to live in close proximity to their daily needs
- Improving the quality of commercial spaces in new buildings (including in new non-rental development) by enabling taller ground floor ceiling heights and ensuring a minimum commercial floor area is provided
- Improving the public realm by requiring wider sidewalks and ensuring building designs on narrower streets don't create significant shadowing impacts

Protecting Rental In Commercial Areas

In response to concerns over displacement of existing renters and businesses, Council directed staff to extend rental protections to C-2 zoned areas.

In April 2021, Council approved changes to the Rental Housing Stock Official Development Plan to require one-for-one rental replacement in C-2 areas. In addition to preventing loss of rental units, this amendment helps to address displacement by slowing the pace of development in these areas.

This change does not prevent the construction of new secured rental projects in C-2, so long as all existing rental units are replaced.

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RS/RT Rezoning Policy Changes: Rental in Neighbourhoods Near Shopping and Transit - See [Section 6 of the Boards](#) for Full Details

What's Proposed?

Updated rezoning policy for sites zoned RS or RT (low density residential) that are within a short walk or roll of shopping, services, public transportation and other daily needs, to:

- Enable new secure rental projects, up to 5 storeys for market rental and 6 storeys for below-market rental or social housing
- Simplify and shorten the rezoning process through use of new standardized rules for rental building (“rental zones”)
- Simplify building design requirements to improve livability and sustainability
- Strengthen green building requirements, energy efficiency and sustainability

What We've Heard

- Recognition of the need for more rental housing and support for new rental in RS and RT zones
- Concern about the lack of secure rental housing options in many neighbourhoods, especially in locations off of busy arterials
- Concern that the map and location criteria were complicated and difficult to interpret
- Concern about the impacts of new rental apartments on existing houses, including shadowing, privacy and
- Concern about displacement of renters living in unsecured and secondary rental units (especially in neighbourhoods with high concentrations of this kind of housing)

What's New Since 2020?

- Realignment with proposed C-2 zoning changes to add new rental housing and businesses, strengthen local shopping areas and support complete neighbourhoods
- Simplified location criteria (and map) to better focus on locations with access to established local shopping areas and public transportation, as well as other amenities like parks and schools
- Eligibility removed from RT zones in Kitsilano and Kensington Cedar-Cottage to address concerns about displacement

Updates to the Locational Criteria & Map for Rezoning in Low Density Areas

Previously Proposed	Updated Proposal	Rationale
Eligibility focused on areas near shopping, transportation routes, and parks or schools	Eligibility mainly focused on areas near larger neighbourhood shopping area and public transit routes	<ul style="list-style-type: none"> • Strengthens focus on areas with access to public transportation, shops, services and other amenities • Simplifies the locational criteria • All eligible sites will still be in close proximity to parks and schools
All RS and RT zones outside of areas covered by recent community plans and ODPs, or that are undergoing local area planning	All RS and RT zones outside of areas covered by recent community plans and ODPs, or that are undergoing local area planning, except RT-5, RT-7, RT-8, and RT-10 zones in Kitsilano and Kensington-Cedar Cottage	<ul style="list-style-type: none"> • Opportunity for new rental buildings limited by high proportion of existing heritage buildings and Multiple Conversion Dwellings • These parts of Kitsilano and Kensington-Cedar Cottage have significantly more existing rental housing than other RS or RT zoned areas • Concern from residents about potential for displacement of existing renters in multiple conversion dwellings and rental suites
Eligibility applied to block faces that are entirely within 150 m of an arterial	Eligibility applied to entire first block adjacent to an arterial or bus route	<ul style="list-style-type: none"> • Simplifies locational criteria and responds to concern that the 150 m principle was difficult to understand and could produce inconsistencies in different areas



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Improving Affordability: Opportunities for Social Housing and Below-Market Rental

What's Proposed?

Policy updates to add opportunities for new rental housing with permanently secured affordability, including:

- All 6 storey projects required to secure a minimum 20% of the building at below-market rents
- Increased flexibility and additional density in the new rental zones for 100% social housing projects

What We've Heard

- Support for creating more rental that is affordable to households with moderate and lower incomes, and allowing larger buildings to achieve this
- Support for new non-market housing, including social and co-op housing
- Need to clarify requirements for below-market rental and social housing opportunities

What's New Since 2020?

- Policy for below-market rental units that set starting rents using a clear formula and limit future increases to rents to ensure these units remain permanently affordable
- Updates to the new rental zones to allow additional opportunities for height and density for 100% social housing projects

Strengthening Opportunities to Streamline New Social Housing

We have heard from partners in the non-profit housing sector that the standard rezoning process adds significant time, cost, complexity and risk to the development approvals process for social housing. In addition, we know that building new social housing is extremely costly, even with government funding, and competition from market housing development can be a major barrier.

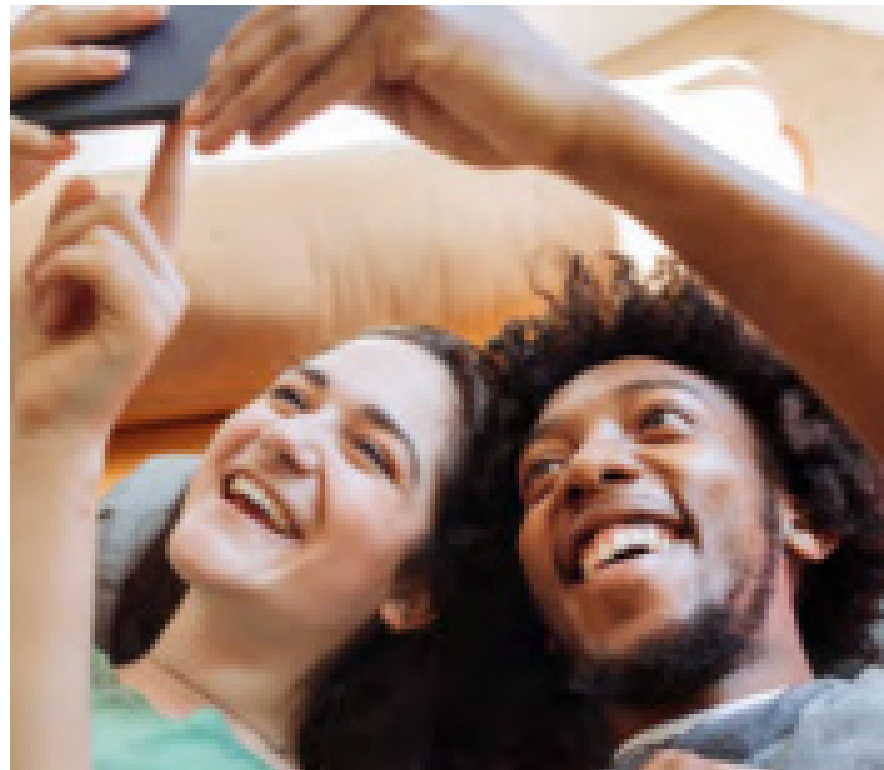
In order to better support new projects where 100% of the residential area is social housing to streamline the rezoning process through the Secured Rental Policy, two key updates area proposed ([see Board 11 in Section 6 for further details](#)):

1. Additional density in the 6 storey rental zone (for social housing only)
2. Additional flexibility to consider 5 storeys apartments flanking an arterial (for social housing only)

What is Social Housing?

Social housing - also referred to as “non-market housing” includes rental and co-op housing that is operated on a not-for-profit basis by affordable housing societies, co-ops and government agencies. Organizations involved in creating and operating social housing have a mission to deliver secure, long-term affordability for households in need.

Social housing typically serves a mix of households and incomes, with affordability ranging from the shelter component of income assistance and rent-geared-to-income, up to low-end-of-market. Some social housing also serves specific household needs, such as seniors, persons with disabilities or indigenous residents.



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Improving Affordability: Below-Market Rental

Updated Below-Market Rental Requirements

As approved in November 2019, the Secured Rental Policy includes requirements for below-market rent that are based on creating units affordable to a range of incomes, up to \$80,000 per year. No specific starting rent or rent increase requirements were included, and these would have needed to be negotiated on a project-to-project basis.

Since November 2019, additional analyses have been undertaken to provide clarity on the minimum affordability levels required through the Secured Rental Policy. New, specific provisions are now proposed to:

- Continue to target affordability for households with moderate incomes that can't afford new market rental, but don't qualify for, or don't choose to seek non-market housing options
- Achieve as much affordability as possible while maintaining heights and densities as previously proposed through the Secured Rental Policy
- Align with other City policies for below-market rental



Starting Below-Market Rents

Below-market rents would be required to be at least 10% below CMHC average market rents for all units, city-wide, which means they would be ~30% below average rents for units in newer buildings (built in 2005 or later).

2020 Average Market Rents vs. Proposed Below-Market Rent Requirements

Unit Type	2020 CMHC Average Market Rents (Units Built 2005)	Incomes Average Market Rents are Affordable To (Spending 30%)	Maximum Starting Below-Market Rents - 2020 Example	Incomes Below-Market Rents are Affordable To (Spending 30%)
Studio	\$1,653	\$66,120	\$1,177	\$47,088
1 Bedroom	\$2,022	\$80,880	\$1,364	\$54,540
2 Bedroom	\$2,647	\$105,880	\$1,880	\$75,204
3+ Bedroom	\$3,722	\$148,880	\$2,417	\$96,696

Vacancy Control

Vacancy control would apply to the below-market units to ensure they remain permanently affordable and at the same discount below CMHC average rents. Rent increases between tenancies would be limited - the rents would be recalibrated to the same % below CMHC average market rents in that year that applied to the starting rents. (e.g. for a unit with a starting rent 10% below market rate, upon turnover the rent for the next eligible tenant could be adjusted to be 10% below the current average market rent as published by CMHC).

Moderate Income Jobs in Vancouver

Example median annual individual incomes for full-time workers in various occupations (Metro Vancouver, 2015)

Source: Statistics Canada, Census (2015)

Occupation	2015 Median Annual Income
Chefs	\$35,274
Plumbers	\$51,916
Bus Driver	\$64,816
Elementary School Teachers	\$70,448
Registered Nurses	\$83,138
Firefighters	\$106,144