

Rezoning Policy Updates for Low Density Areas

Proposed Changes

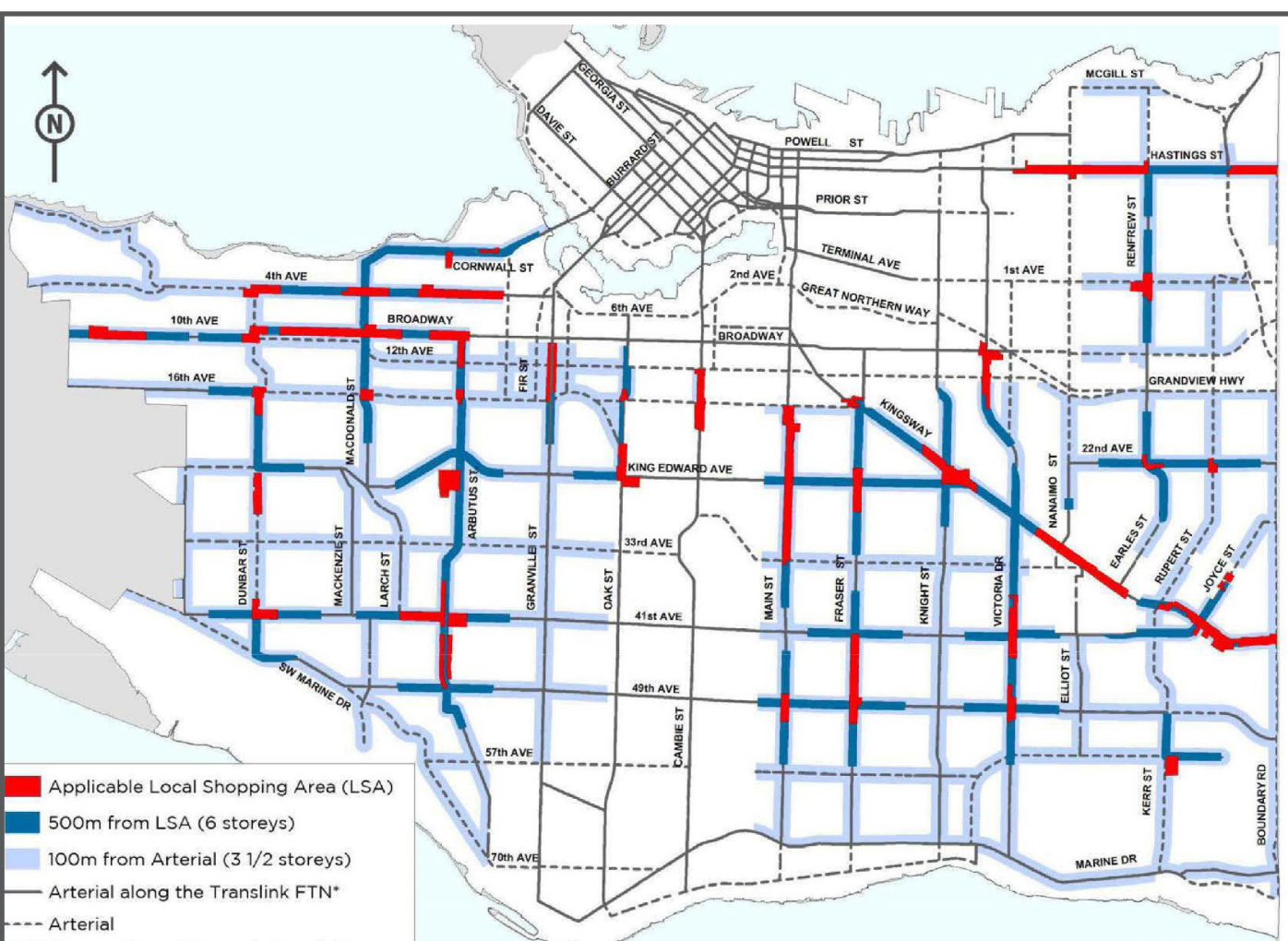


Implementation of Council Direction

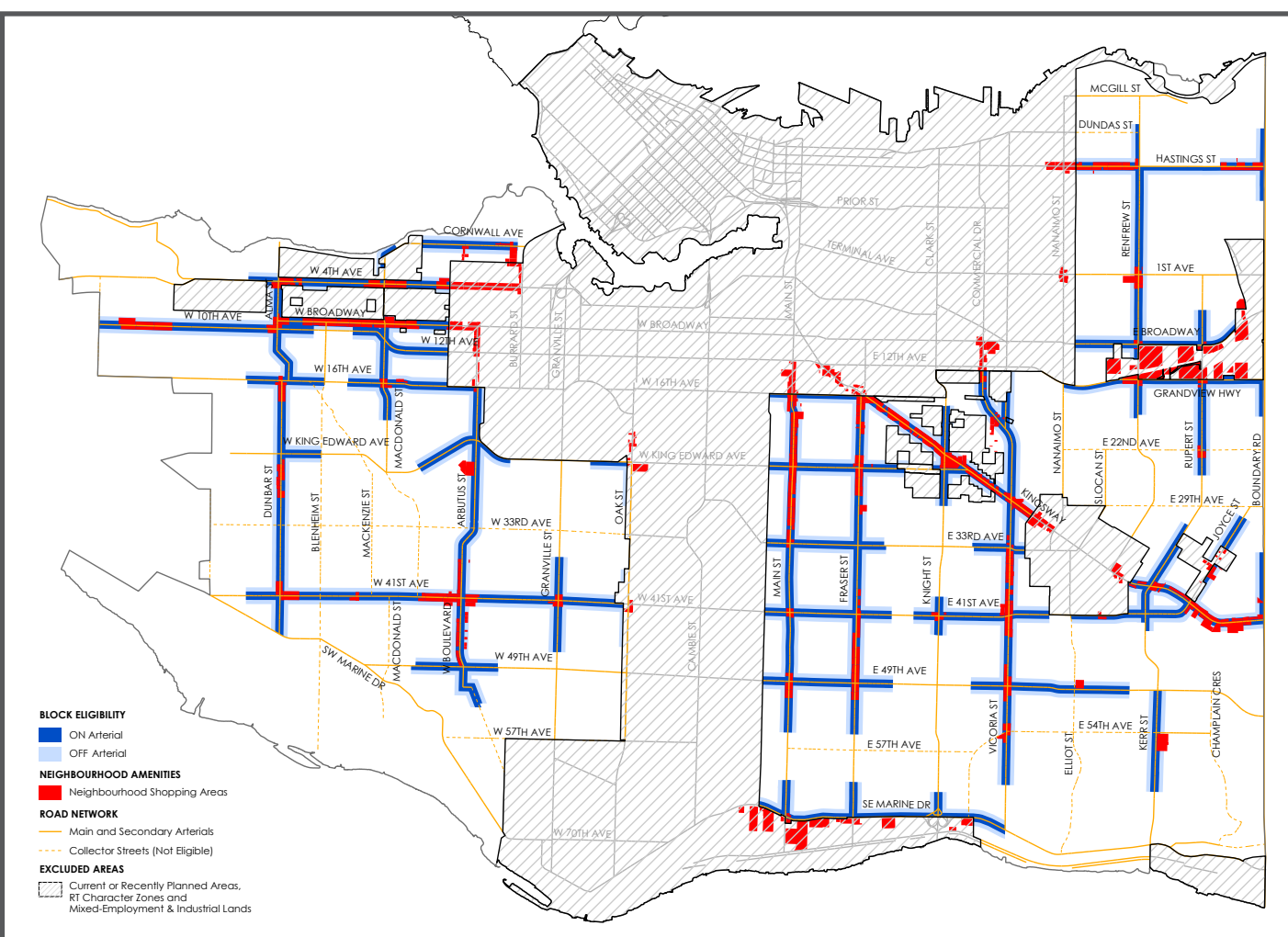
The Secured Rental Policy builds on the Affordable Housing Choices Interim Rezoning Policy, which has enabled opportunities for new rental buildings in low density areas (zoned RS or RT) since 2012. Two key updates will make it easier to build new rental housing in these areas:

1) Updated Location Criteria & Map

The Secure Rental Policy focuses on locations near shopping, public transit and other daily needs, including parks and public schools.



Previous Affordable Housing Choices Interim Rezoning Policy (2012)



Secured Rental Policy for Low Density Areas (2021 Update)

2) Creating Standardized Rental Regulations (“Rental Zones”)

New rental zones with standardized regulations are proposed for use in future site-specific rezonings under the Secured Rental Policy. Use of these new zones instead of customized CD-1 zones will:

- Enable a faster rezoning process that focuses on land use
- Simplify regulations
- Provide greater certainty on the types of buildings that may be considered

The new rental zones and associated guidelines would:

- Support new market, below-market and non-market rental housing options
- Enable simpler building design and more livable units
- Enable surface parking to reduce use of concrete (embodied GHGs)
- Allow more physically accessible building types
- Continue to ensure 35% of new units are family size (2+ bedrooms)

Improvements to Streamline New Rental Housing and Achieve Other Key Objectives














The Secured Rental Policy will make it easier to build new rental housing and will also address the provisional goals of the Vancouver Plan and Climate Emergency Response objectives by:

- Enabling greener buildings with zero emissions heating and hot water and less underground parking
- Building on Big Move #1 of the Climate Emergency Response by locating rental housing near daily needs (transit, shopping, parks and schools)
- Making neighbourhoods more inclusive and complete by adding more secure and affordable rental housing options
- Supporting a diverse and healthy economy, including by strengthening neighbourhood shopping areas

Rezoning Policy Updates for Low Density Areas

Proposed Changes & Targeted Outcomes



	Previous Policy Affordable Housing Choices Interim Rezoning Policy	Updated Policy Secured Rental Policy	Targeted Outcomes
Approvals Process	<ul style="list-style-type: none"> Rezoning Required Customized zoning for each site 	<ul style="list-style-type: none"> Rezoning Required Rental zones with standard regulations for most sites 	 Streamline Process, Clarify Requirements
Tenure & Affordable Requirements	<ul style="list-style-type: none"> 100% secured rental housing; OR Other housing models with enhanced affordability (e.g. co-housing or below-market ownership) 	<ul style="list-style-type: none"> 100% secured rental housing; OR 100% secured rental with min. 20% permanently secured at below-market rents; OR 100% social housing 	 Increase Housing Choice  Diversify Rental Housing Options
Eligible Locations	<ul style="list-style-type: none"> Sites on arterial roads; OR Individual sites within 100 metres or 1.5 blocks of an arterial road 	<ul style="list-style-type: none"> Sites near shopping, public transit, parks and schools AND Sites on arterial roads; OR Sites on the first block adjacent to an arterial road 	 Respond to the Climate Emergency  Improve Livability of Rental Housing  Help Enhance Local Shopping Areas
Max # of Projects	<ul style="list-style-type: none"> Maximum of two projects within 10 blocks 	<ul style="list-style-type: none"> No projects limits or spacing requirements Implement as a time-limited pilot, with a report back after two years or as part of future work on the Vancouver Plan 	 Increase Housing Choice  Diversify Rental Housing Options  Help Enhance Local Shopping Areas
Green Building Requirements	<ul style="list-style-type: none"> Energy efficiency and emissions requirements per the Green Buildings Policy for Rezoning 	<ul style="list-style-type: none"> Energy efficiency and emissions requirements per the Green Buildings Policy for Rezoning; AND Zero emissions heating and hot water systems 	 Increase Housing Choice  Respond to the Climate Emergency
Family Housing Requirements	<ul style="list-style-type: none"> Minimum 35% family size units (2 or more bedrooms) 	<ul style="list-style-type: none"> Minimum 35% family size units (2 or more bedrooms) 	 Improve Livability of Rental Housing  Diversify Rental Housing Options

Rezoning Policy Updates for Low Density Areas

Eligible Areas

What Areas Would Be 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 may be eligible for rezoning under the new Secured Rental Policy.

Sites must meet one of the following locational criteria:

1. On the first block adjacent to a bus route OR an arterial near a rapid transit stop* AND within a ~5 minute walk (~400 m) of a neighbourhood shopping area
2. Near a rapid transit stop* AND within a ~2-3 minute walk (~200 m) of a commercial node

Almost all sites meeting these criteria are also located within a ~5 minute walk of a park or public school

**near rapid transit is considered to be within a ~5 minute walk (~400 m) of a rapid bus stop OR a ~10 minute walk (~800 m) of a skytrain or subway station*

Sites must be located outside areas with recently approved community plans, or areas undergoing community planning (e.g. the Broadway Plan)

- Community Plan areas identify specific opportunities for new secured rental and social housing

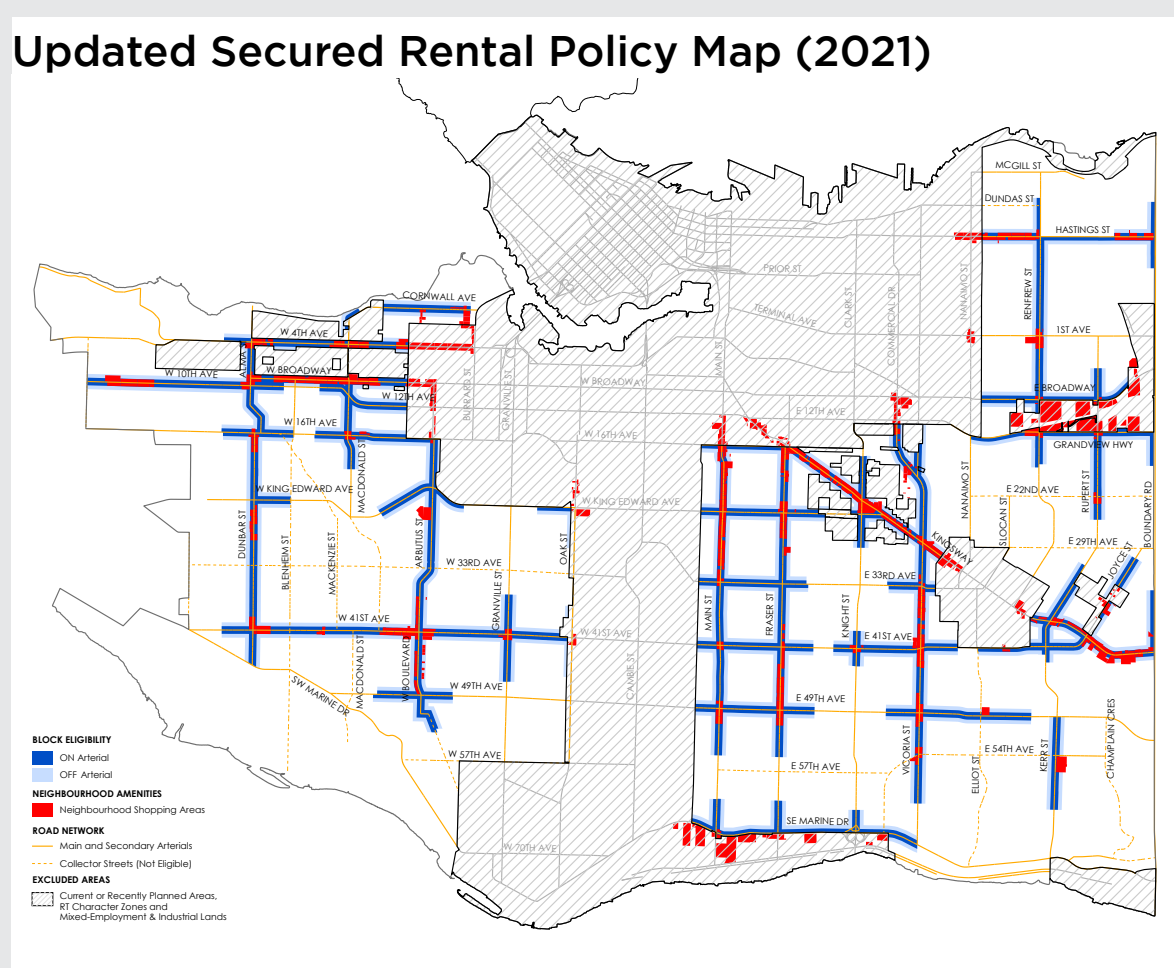
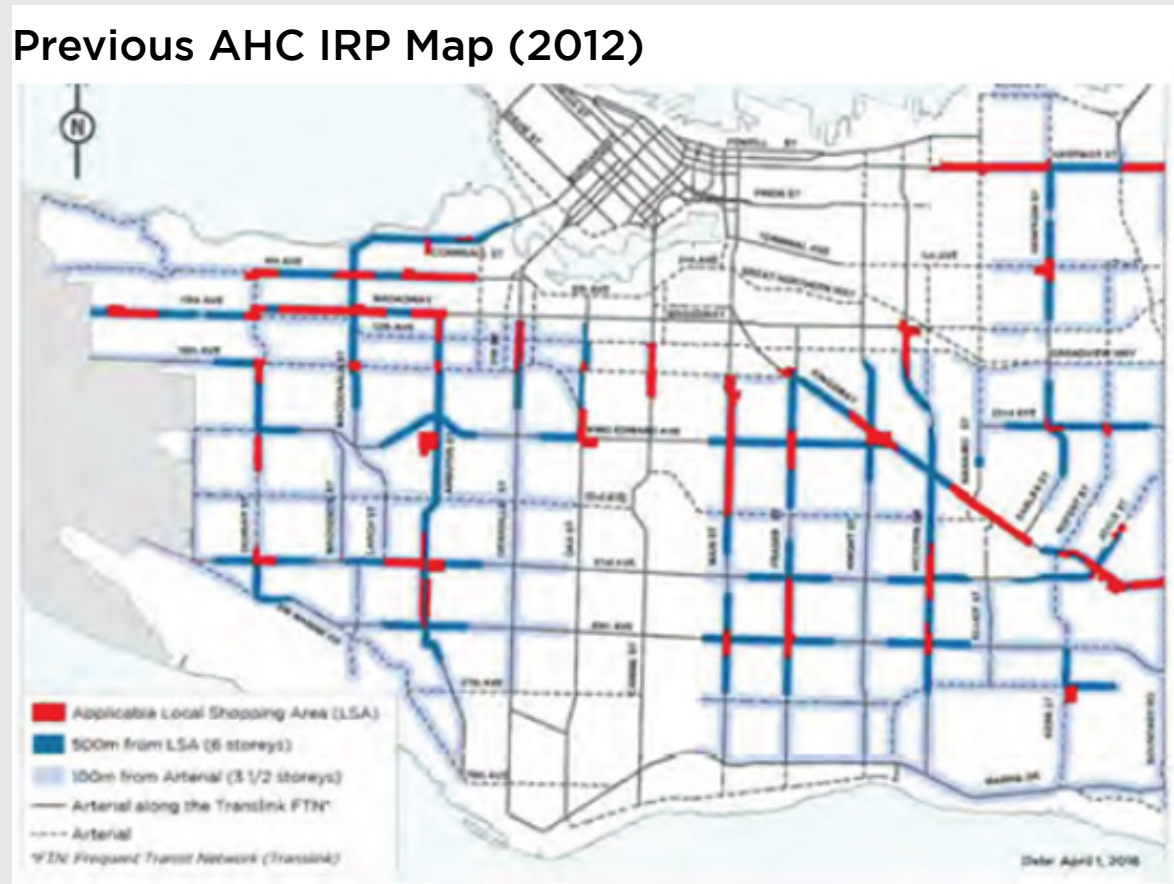
Eligible Areas: Comparing the Secured Rental Policy with Previous Policy

Since 2012, rental housing has been encouraged in many of the same low-density areas through the [Affordable Housing Choices Interim Rezoning Policy](#) (AHC IRP).

The Secured Rental Policy includes updated locational criteria to better focus new rental housing near existing shops, services, amenities and transit. As an initial layer of opportunity this would help:

- Create more complete neighbourhoods by adding secured rental housing and opportunities for new businesses in locations where existing businesses won't be displaced
- Make Vancouver more sustainable and equitable by providing opportunities in more neighbourhoods for more people to live close to their daily needs.

Expanded future opportunities for rental housing along with other elements that support complete neighbourhoods (such as businesses, job space, amenities) will be explored through the Vancouver Plan.

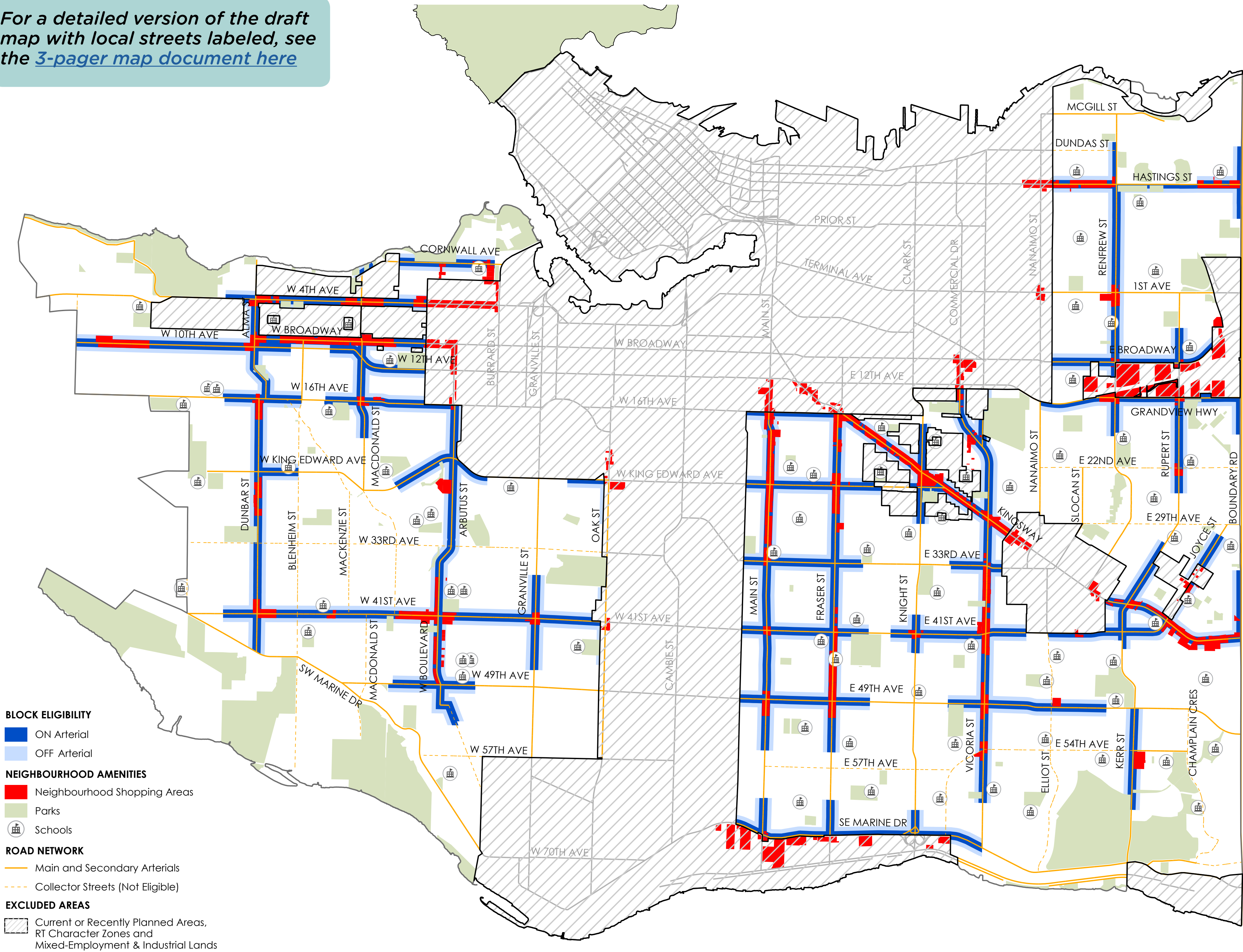


Rezoning Policy Updates for Low Density Areas

Eligible Areas

Draft Map Of Eligible Locations In The New Secured Rental Policy

For a detailed version of the draft map with local streets labeled, see the [3-pager map document here](#)



The draft map shows the areas that meet the Secured Rental Policy’s locational criteria for low-density zones (RS/RT).

The map is a general illustration, and other policy requirements beyond the locational criteria will also apply to determine eligibility.

Diagrams that further illustrate how the policy applies to specific blocks in the areas identified on the map are provided on the next board.

Compared to November 2019, several key changes to the locational criteria and map have been proposed:

Previously Proposed	Updated Proposal
Eligibility focused on areas near shopping, transportation routes, and parks or schools	Eligibility mainly focused on areas near larger neighbourhood shopping areas and public transit routes
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
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

Rezoning Policy Updates for Low Density Areas

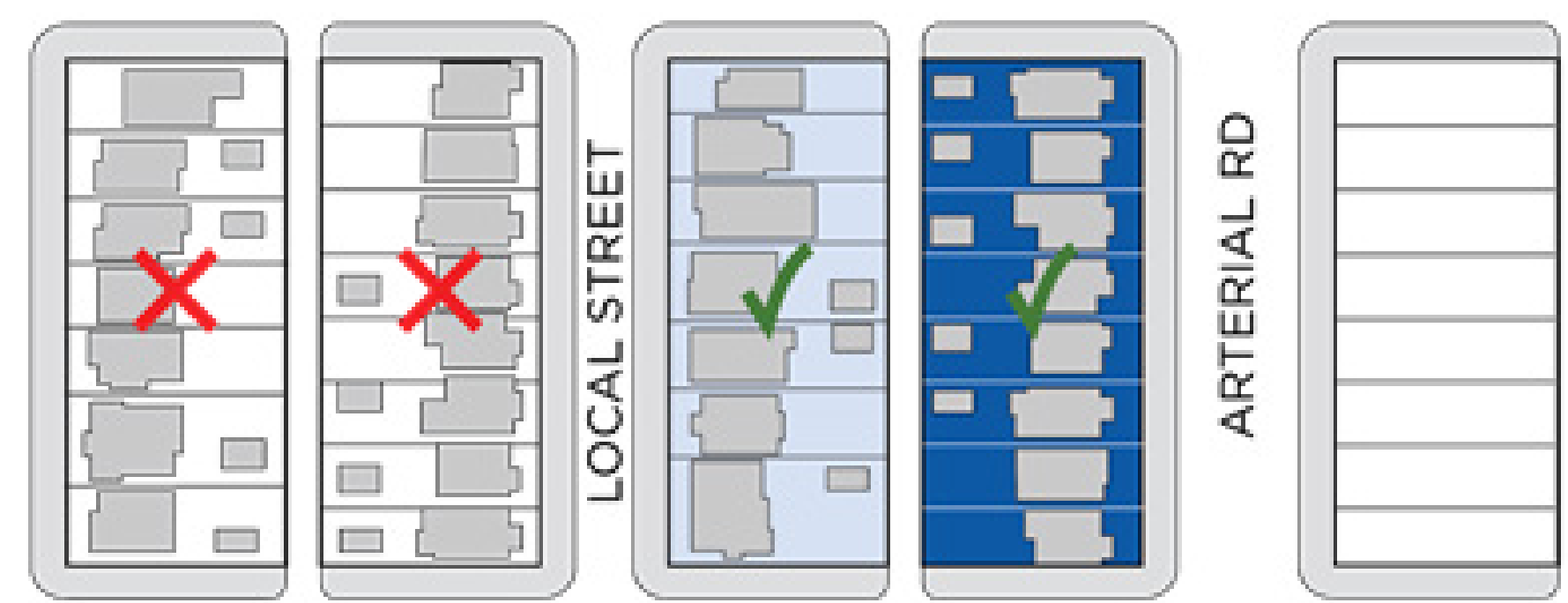
Eligible Areas



Diagrams to Explain the Eligibility Map

Parallel Blocks

In cases where blocks are parallel to arterial roads, the block face on the arterial road illustrated in dark blue would be eligible for “on arterial” options. The other block face that is part of that block (across the lane) illustrated in light blue would be eligible for “off arterial” options.



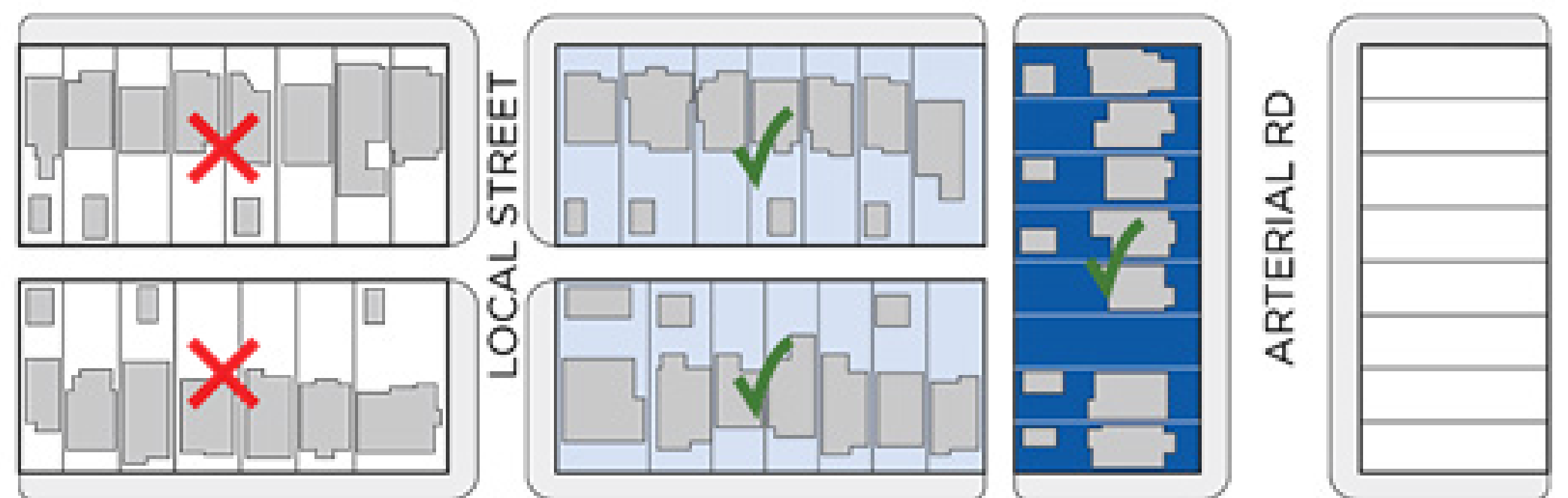
Perpendicular Blocks

In cases where blocks are perpendicular to an arterial road and none of the lots front onto the arterial road, both block faces would be eligible only for “off arterial” options.



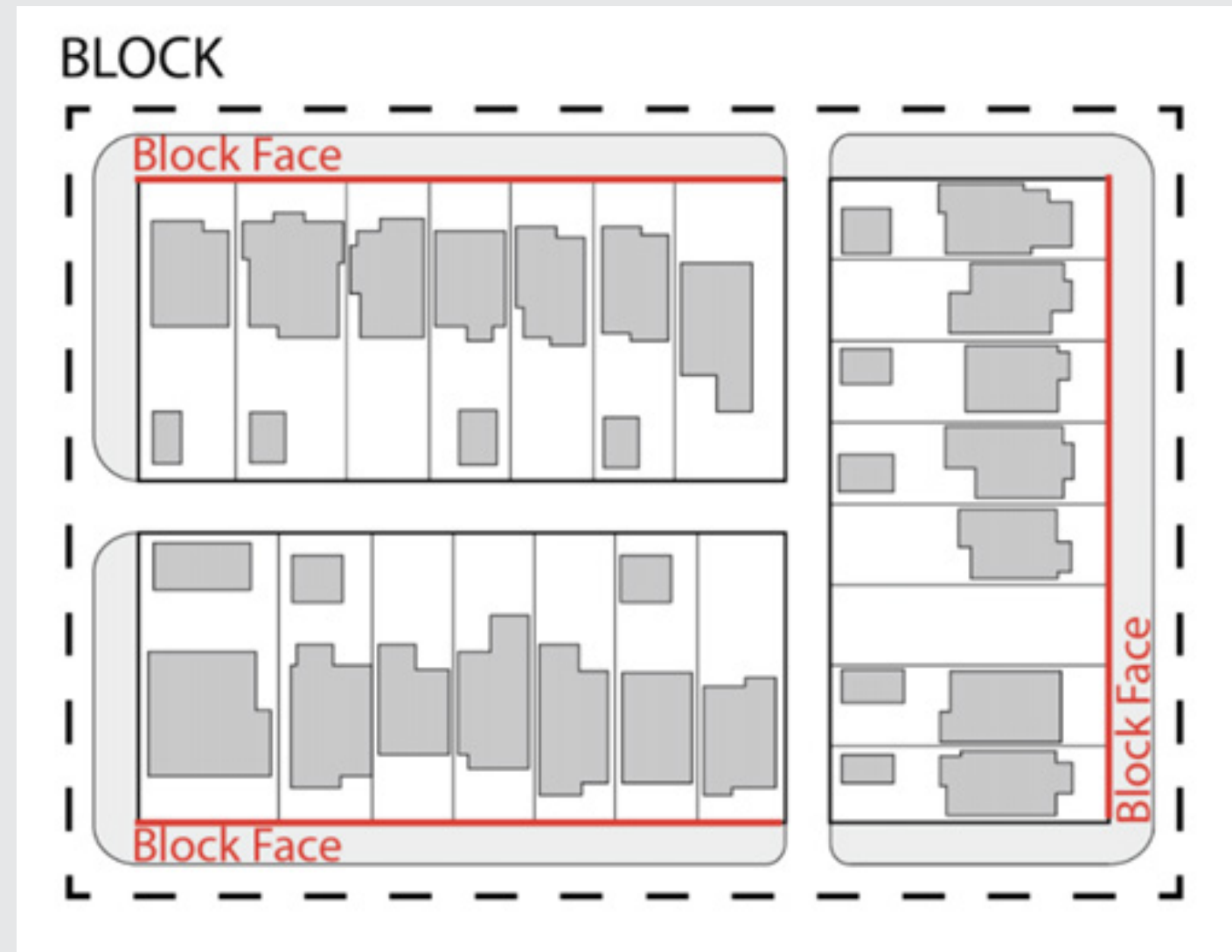
Mixed Blocks

In cases where blocks include block faces with different orientations, the block face on the arterial road would be eligible for “on arterial” options. The other block faces (across the lane) would be eligible for “off arterial” options.



What is a block face?

A block face is a part of a block where all the houses face in the same direction. A block usually includes more than one block face that are separated by a laneway, as shown below.



Rezoning Policy Updates for Low Density Areas

New Rental Zones & Guidelines



New Rental Zones

As part of implementing the Secured Rental Policy, a new set of standardized regulations (“rental zones”) are being prepared that would be utilized for most new rental buildings in eligible low density areas. Compared to the current practice of creating customized zoning for each project, these new rental zones would provide a clear and consistent ‘menu’ of options that would make it easier to understand what could be built on a certain site.

The new rental zones would:

- Still require owners to apply for a site-specific rezoning, and a Public Hearing and Council approval would be required before the new zones would apply.
- Allow the rezoning process to be simplified and shortened, meaning new rental housing could be built and ready for residents to move in sooner.
- Allow a range of options that consider locational context, and include different options for locations on and off arterial roads.
- Only permit new permanently secured, purpose-built rental housing or social housing



Illustration of a 4 Storey Apartment Building Off an Arterial Road

Illustration of a 5 Storey Apartment Building On an Arterial Road



Rezoning Policy Updates for Low Density Areas

New Rental Zones & Guidelines



Design Guidelines for New Rental Zones

The new rental zones will be complemented by design guidelines. These guidelines will improve sustainability and livability in the following ways:

Simplified Building Design

- Allowing simpler building designs with less ‘stepping back’ of upper storeys will make new rental buildings more energy efficient, more cost effective and will make units more livable
- Focusing on quality of materials and design details such as balconies will encourage good fit of the new buildings with the neighbourhood

Outdoor Amenity Space and Storage

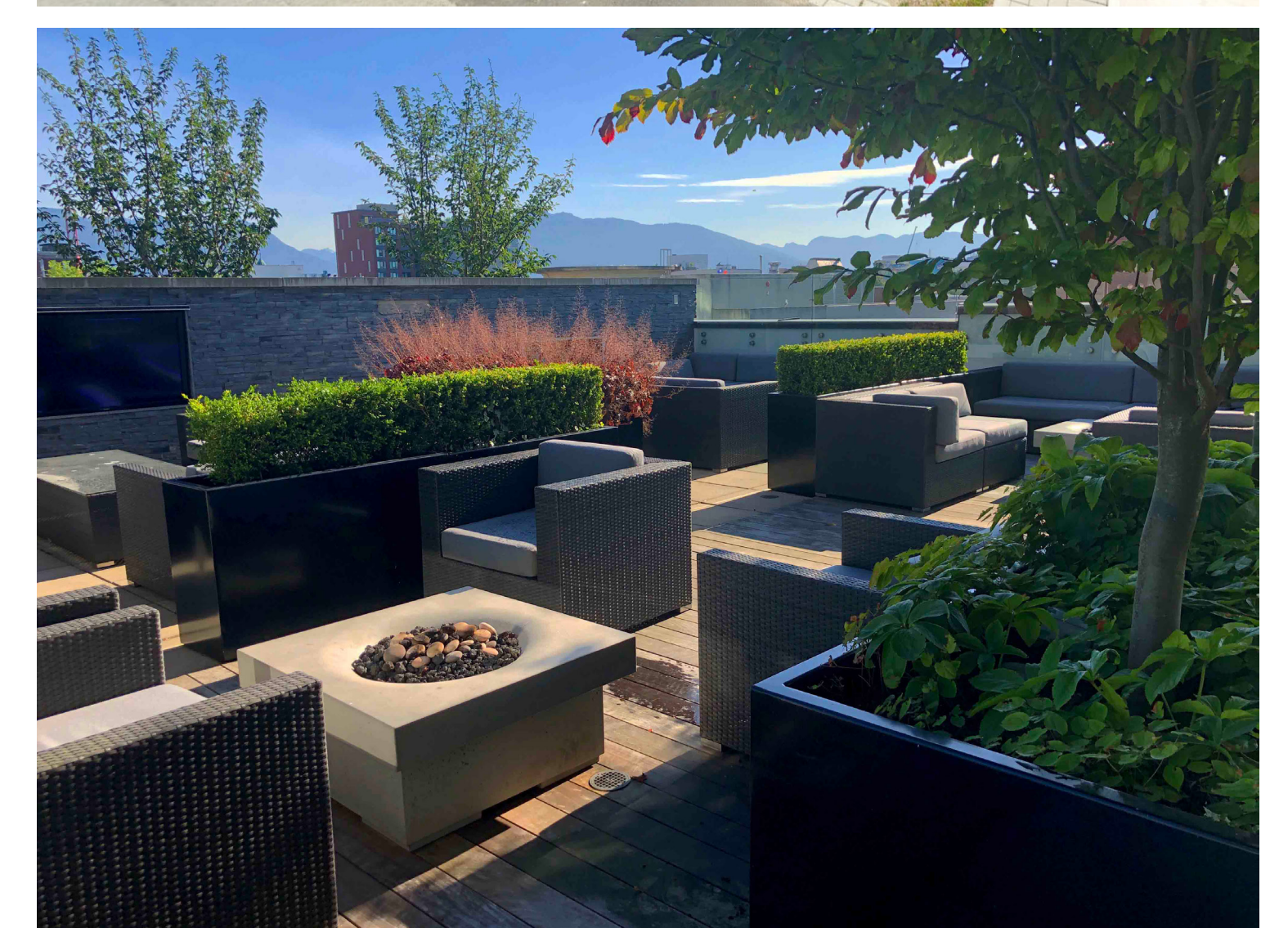
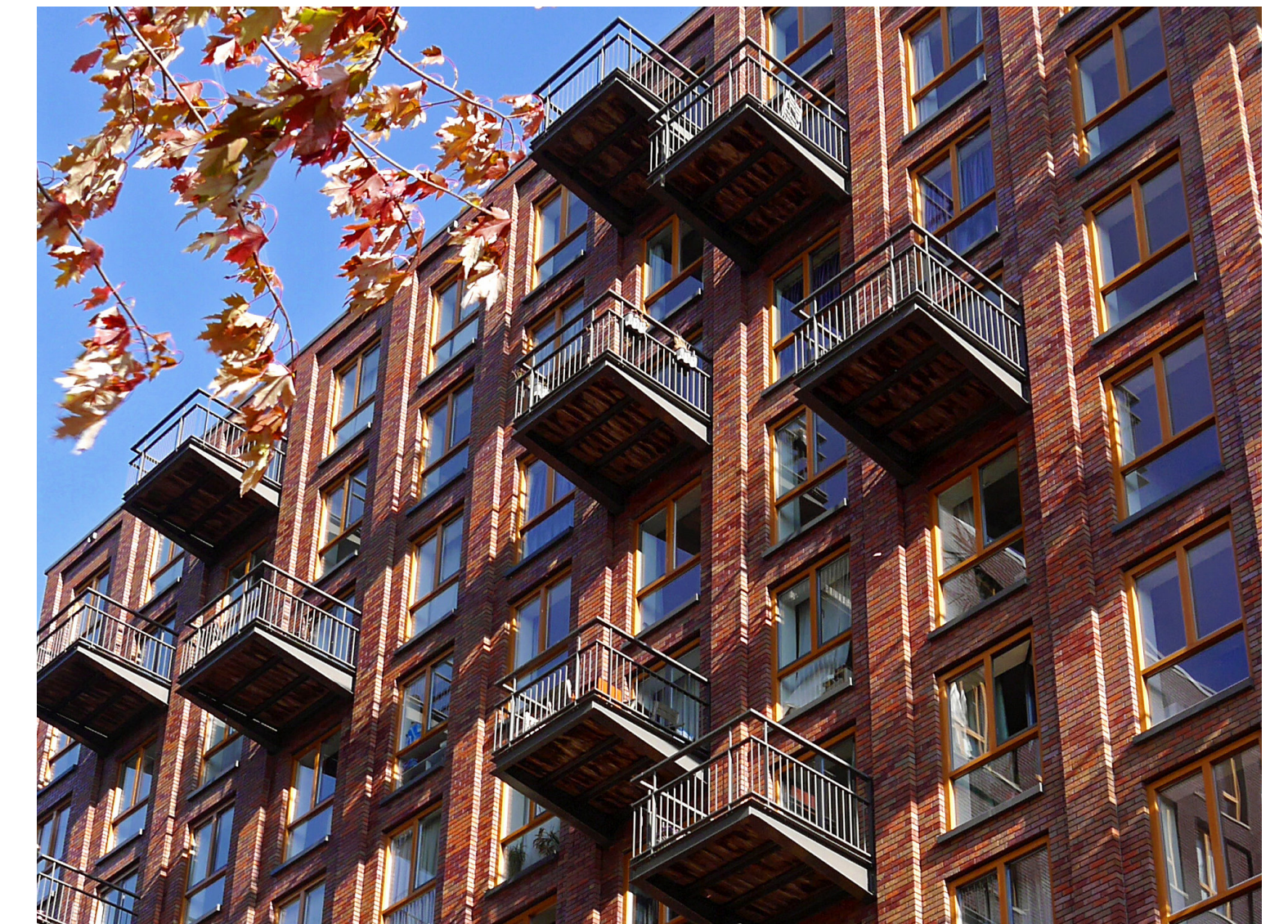
- Encouraging use of rooftops will provide common outdoor amenity space for residents
- Providing options for external bulk storage can mitigate the compromise of unit layouts and livability that can result from in-suite storage rooms

Parking

- Encouraging surface parking improves sustainability outcomes by reducing the use of concrete and allowing more opportunities for rainwater absorption and tree planting
- Providing guidance on Traffic Demand Management measures, such as bike parking and bike sheds at the lane, that can be utilized to reduce on site vehicle parking.
- Ensuring that underground parkades are no larger than the building footprint to preserve permeability and support tree retention and new landscaping in the front and side yards.

Development Options for Special Sites

- Allowing alternate building configurations on special sites (e.g. corner sites, double fronting and deep lots) enables the building design to respond to the unique context in the best possible way



Rezoning Policy Updates for Low Density Areas

Draft Rental Zones - Building Types

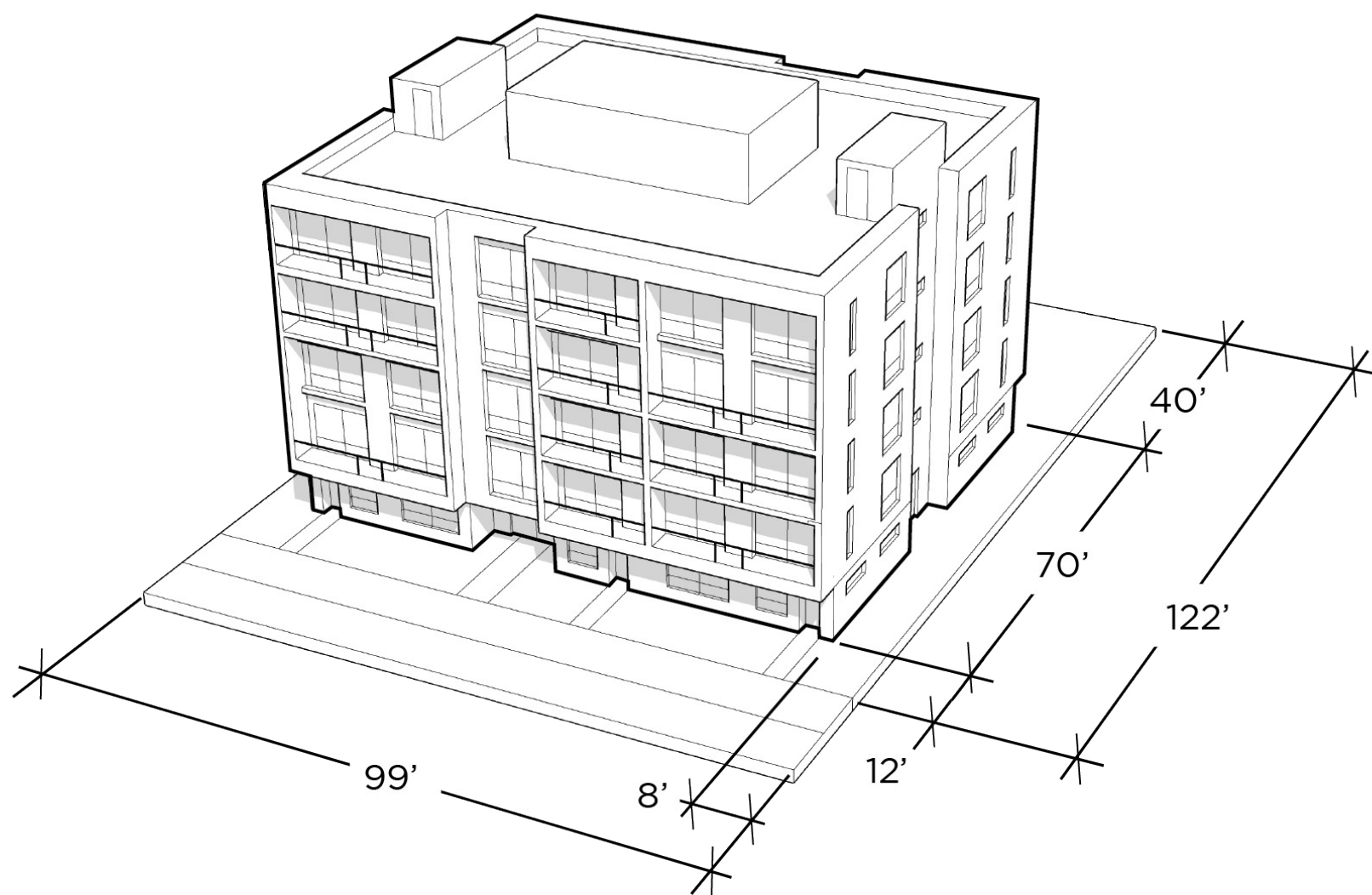


On Arterial Roads: Residential Buildings

- Market rental apartment buildings up to 5 storeys
- Rental apartment buildings up to 6 storeys may be considered if a minimum 20% of the residential area is secured permanently at below-market rents, or 100% is social housing
- To avoid leaving “orphaned” properties with limited development potential, any remaining RS or RT zoned lots on the block face must have a minimum frontage of 99 ft.



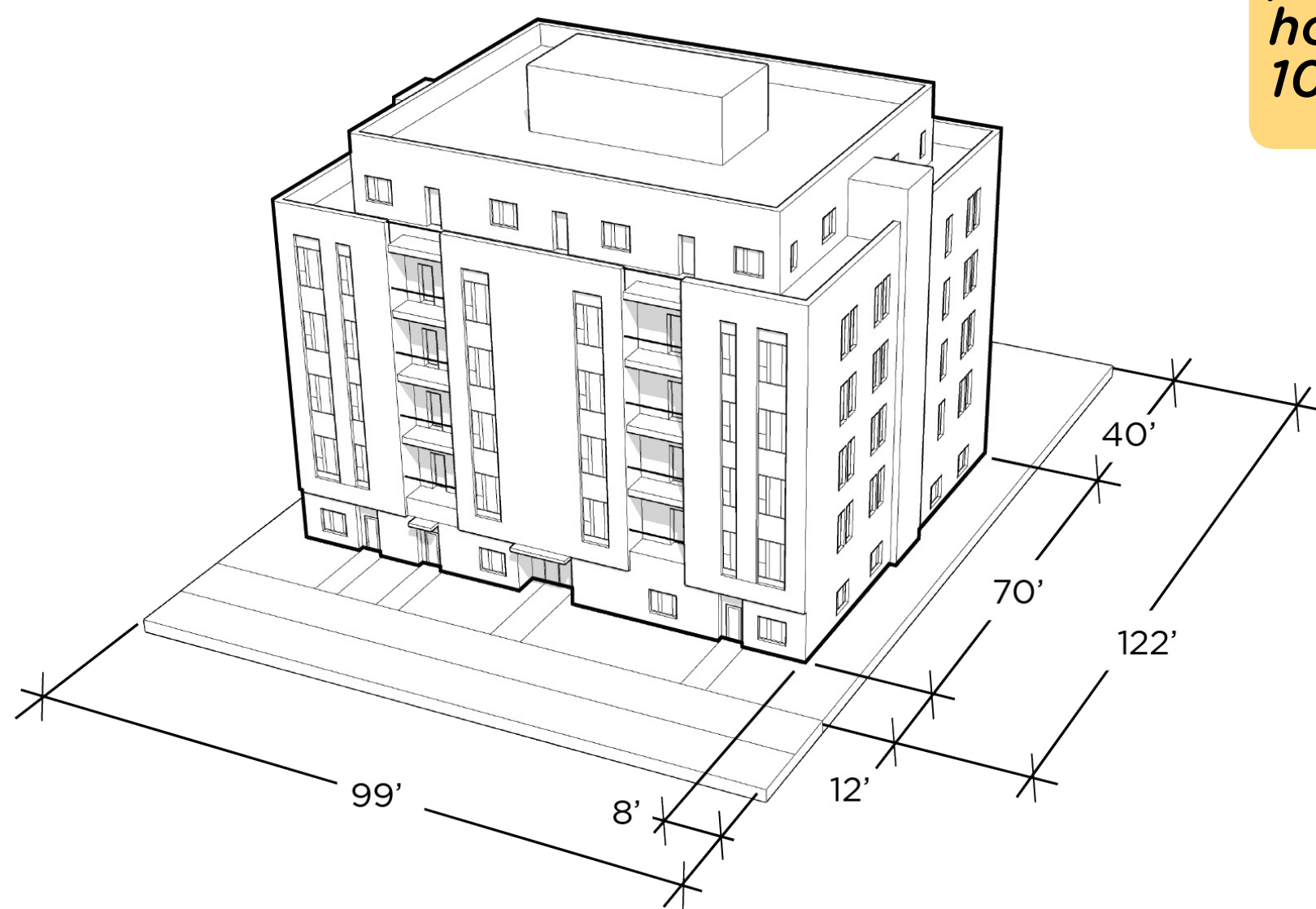
5-Storey Residential Apartment



PROPOSED REGULATIONS:
FSR: 2.2
Lot Assembly: 3 min. (99 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: 3 min. (99 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.

Some additional flexibilities are proposed for social housing - see board 10 below for details

Climate Emergency Response

- 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.

Rezoning Policy Updates for Low Density Areas

Draft Rental Zones - Building Types



On Arterial Roads: Mixed-Use Building Types

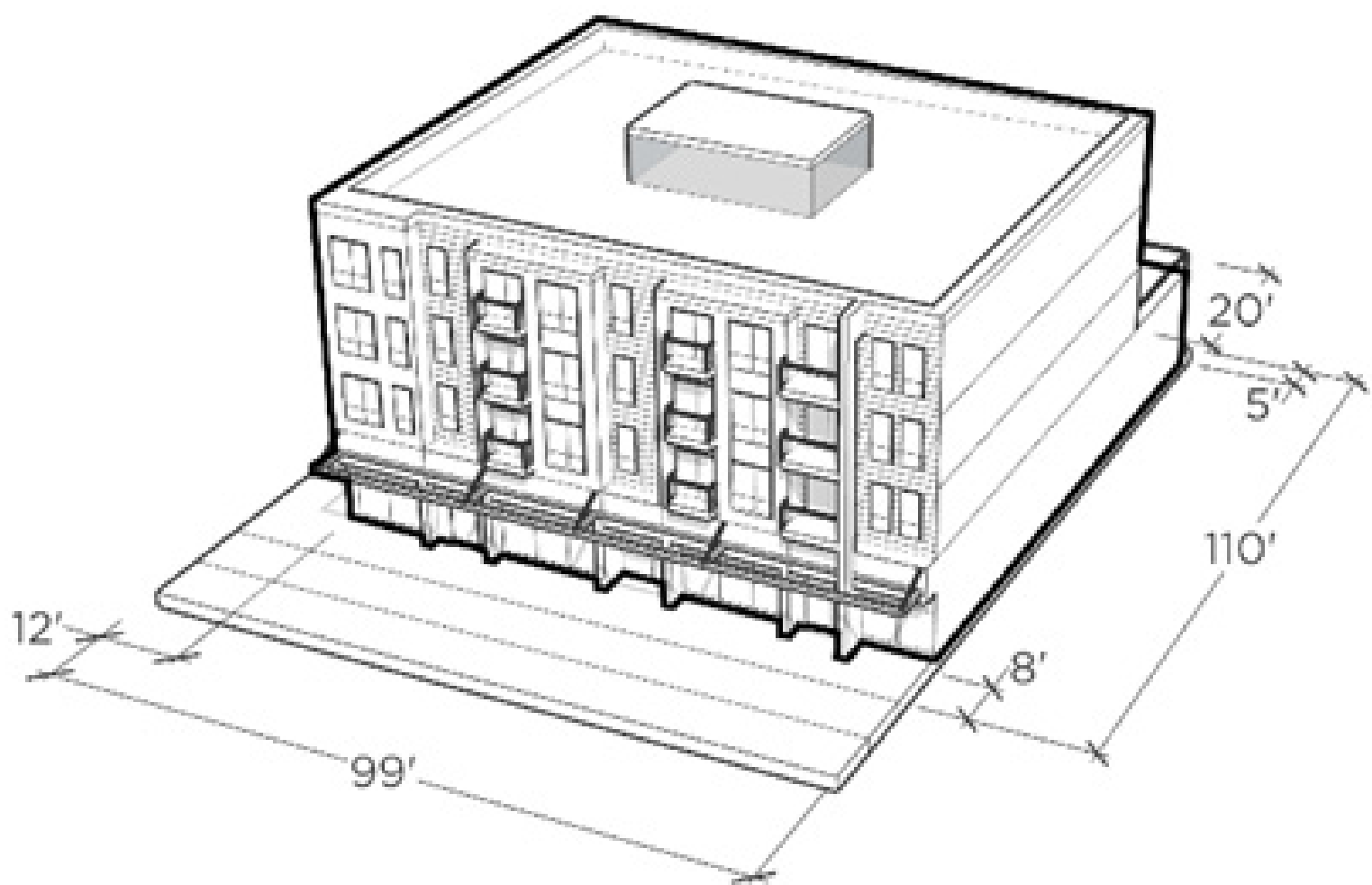
To help strengthen neighbourhood shopping areas, the Secured Rental Policy would require mixed-use in some cases and allow them as an option in other cases.

- At commercial intersections (e.g. where 2 or more corners have existing shops) or on blocks with commercial zoning (e.g. C-2) mixed-use would be required
- Mixed-use buildings would be allowed on other sites that have a corner lot or that encompass a whole block face
- Mixed-use buildings would be allowed on sites with existing non-residential uses (including 4 storey mixed-use building on sites off arterial roads)
- Mixed-use buildings could be 4 storeys if the residential portion is market rental
- Mixed-use buildings could be 6 storeys if a minimum 20% of residential area is permanently secured at below-market rents, or is 100% social housing



Mixed-use buildings have commercial uses (e.g. a grocery store) on the ground floor, with housing on the floors above

4-Storey Mixed-Use Apartment



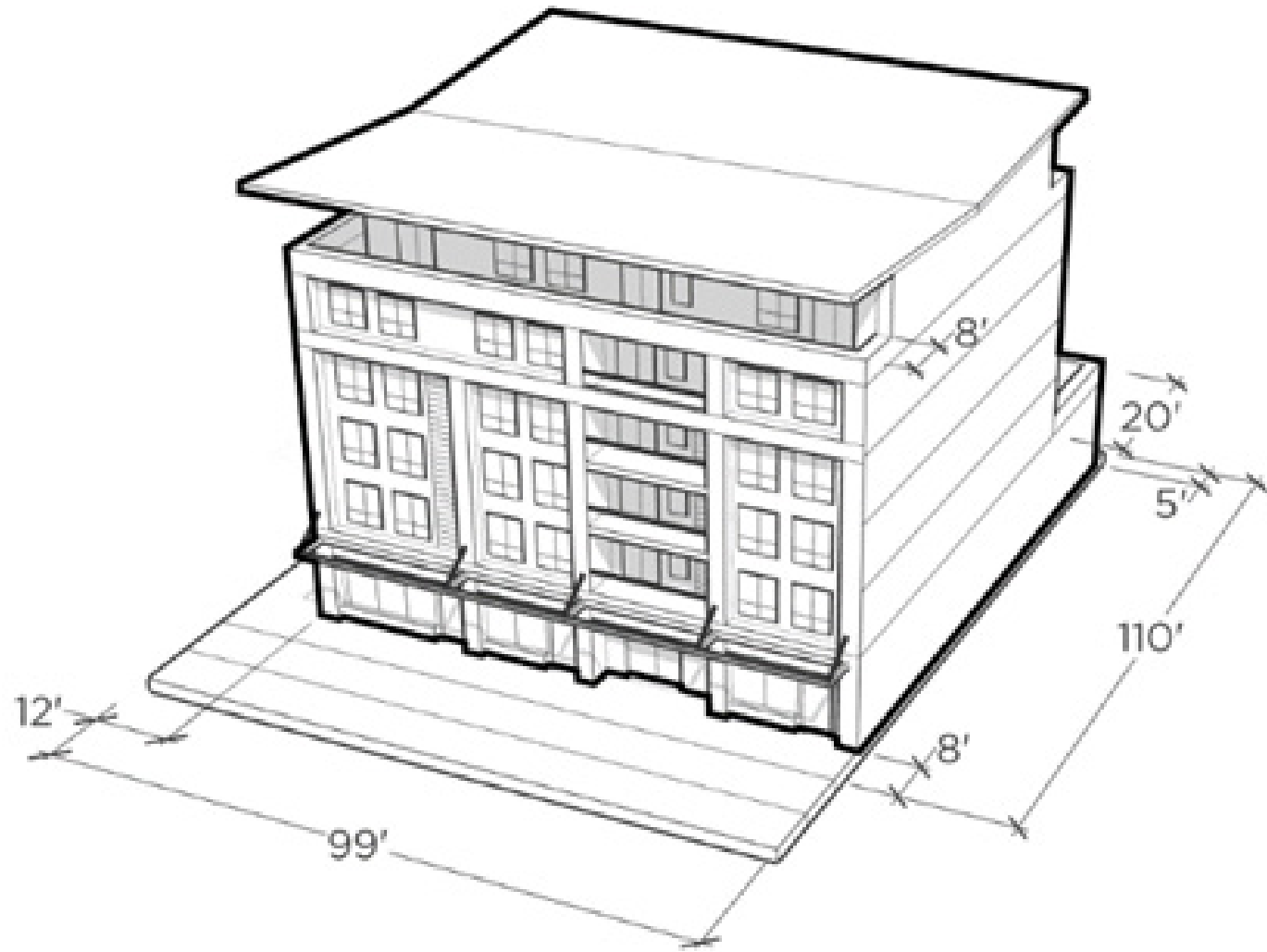
PROPOSED REGULATIONS:

FSR: 2.4
Min. non-residential FSR: 0.35
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 8 ft. min.
Building Depth: up to 80 ft. max.
Rear Yard Setback (at grade): 5 ft. min.
Side Yard Setback (to R zone): 12 ft. min.

6-Storey Mixed-Use Apartment

Must have minimum 20% of the residential area as units secured at below market rents or 100% social housing



PROPOSED REGULATIONS:

FSR: 3.4
Min. non-residential FSR: 0.35
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 8 ft. min.
Building Depth: up to 80 ft. max.
Rear Yard Setback (at grade): 5 ft. min.
Side Yard Setback (to R zone): 12 ft. min.

Climate Emergency Response

- The largest source of **carbon pollution** (Greenhouse Gas) in the city is heating air and hot water in buildings with gas (**58%**)
- The second largest source 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

Rezoning Policy Updates for Low Density Areas

Draft Rental Zones - Building Types

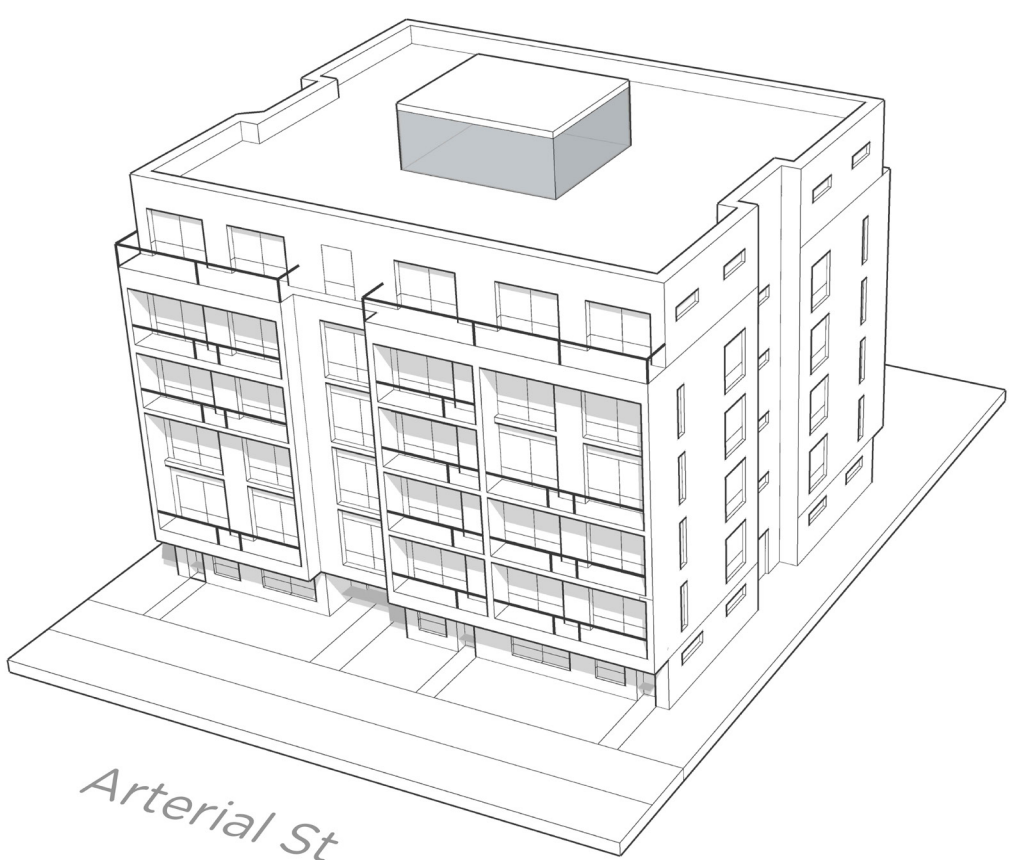


On Arterial Roads: Improving Opportunities to Streamline New Social Housing

To better support new social housing projects through the new rental zones proposed for use with the Secured Rental Policy, **two key updates** are proposed:

1. Additional density for 6 storey 100% social housing buildings
2. Additional flexibility for 5 storeys 100% social housing on sites flanking an arterial

On Arterial - 6-Storey Residential Apartment



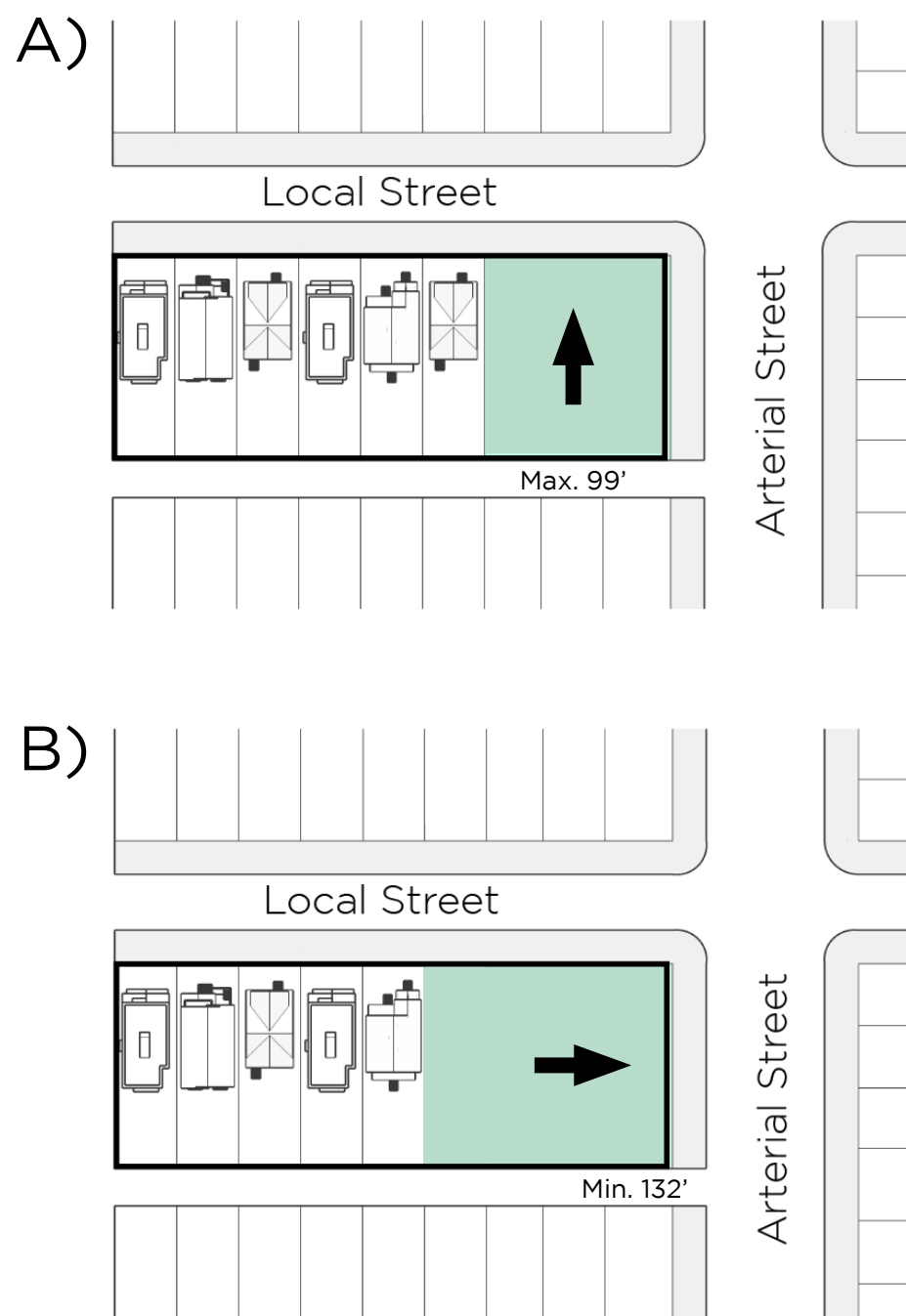
Example Mid-Block Site

PROPOSED REGULATIONS:

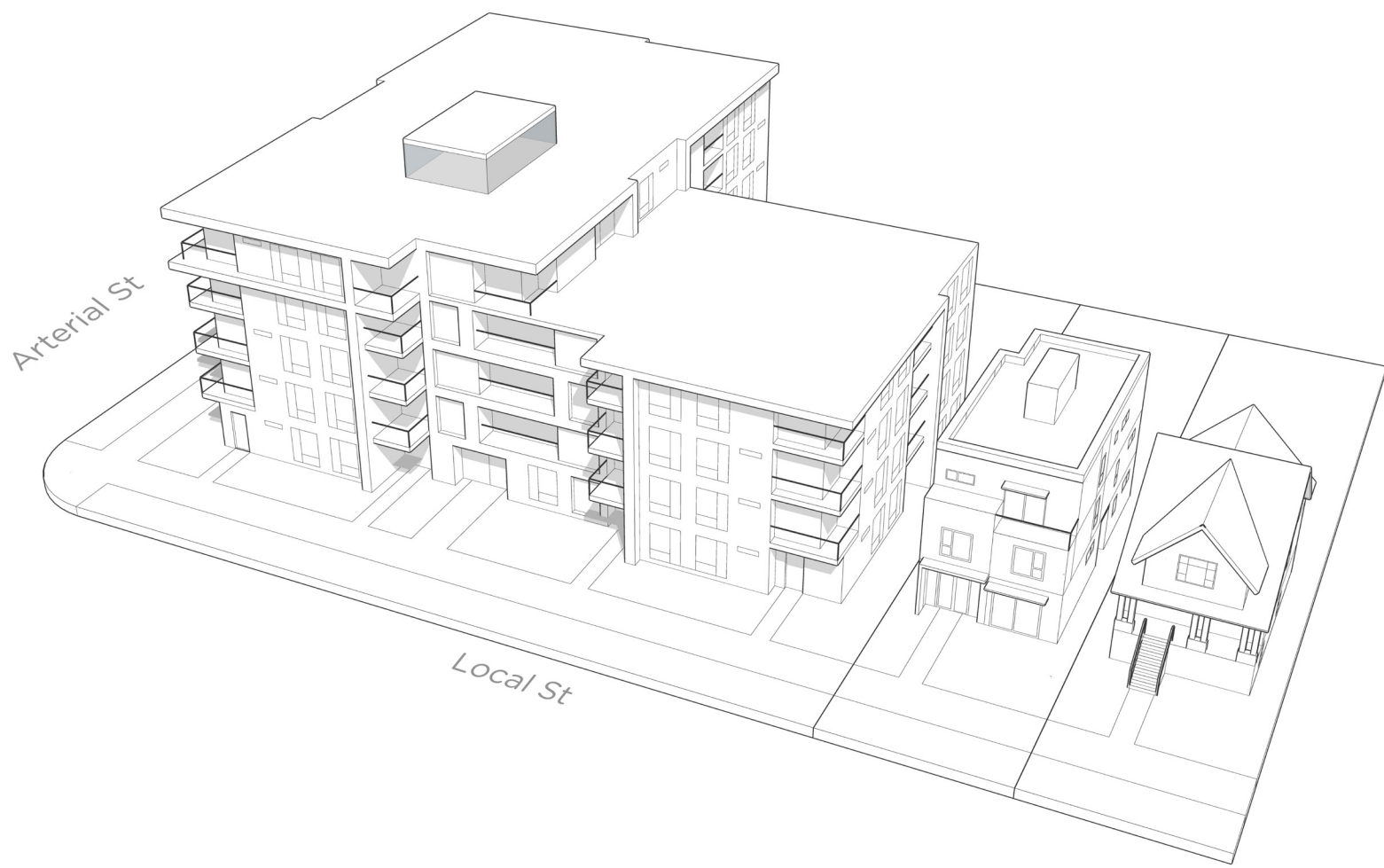
FSR (Mid-Block Site): 2.7
Lot Assembly: 3 min. (99 ft.)
Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 8 ft. min.

Example Site on a Block Face Perpendicular to an Arterial

- A) For the illustrated site (in green), market rental options would be limited to 3-4 storey townhouses or a 4 storey apartment building, fronting the local street
- B) The proposed flexibility could enable a 5 storey 100% social housing apartment building on the same type of site with a frontage of at least 132'. The 5 storey portion of the building would be oriented towards the arterial street and a 4 storey portion towards the remainder of the block (illustrated below)

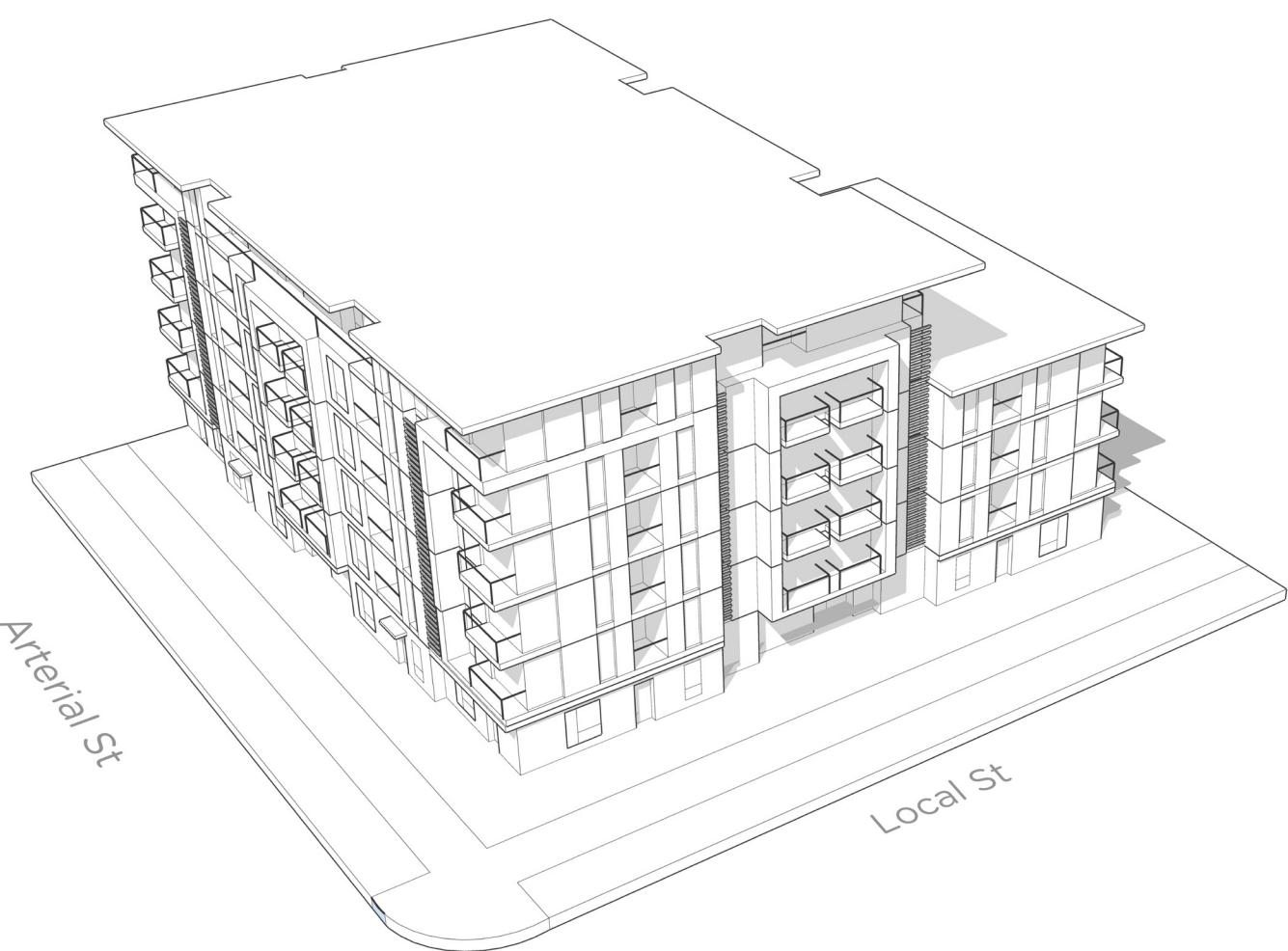


Flanking an Arterial - 5-Storey Residential Apartment



PROPOSED REGULATIONS:

FSR (Flanking Corner Site): 2.5
Lot Assembly: 4 min. (132 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.



Example Corner Site

PROPOSED REGULATIONS:

FSR (Corner Site): 3.0
Lot Assembly: 4 min. (132 ft.)
Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Rear Yard Setback (Wing): 15 ft. min.
Side Yard Setback: 8 ft. min.

Locational Flexibility

To further streamline new social housing, greater locational flexibility would also be provided - 100% social housing projects would not be limited by the locational criteria and map that apply to the market and below-market rental options

Rezoning Policy Updates for Low Density Areas

Draft Rental Zones - Building Types

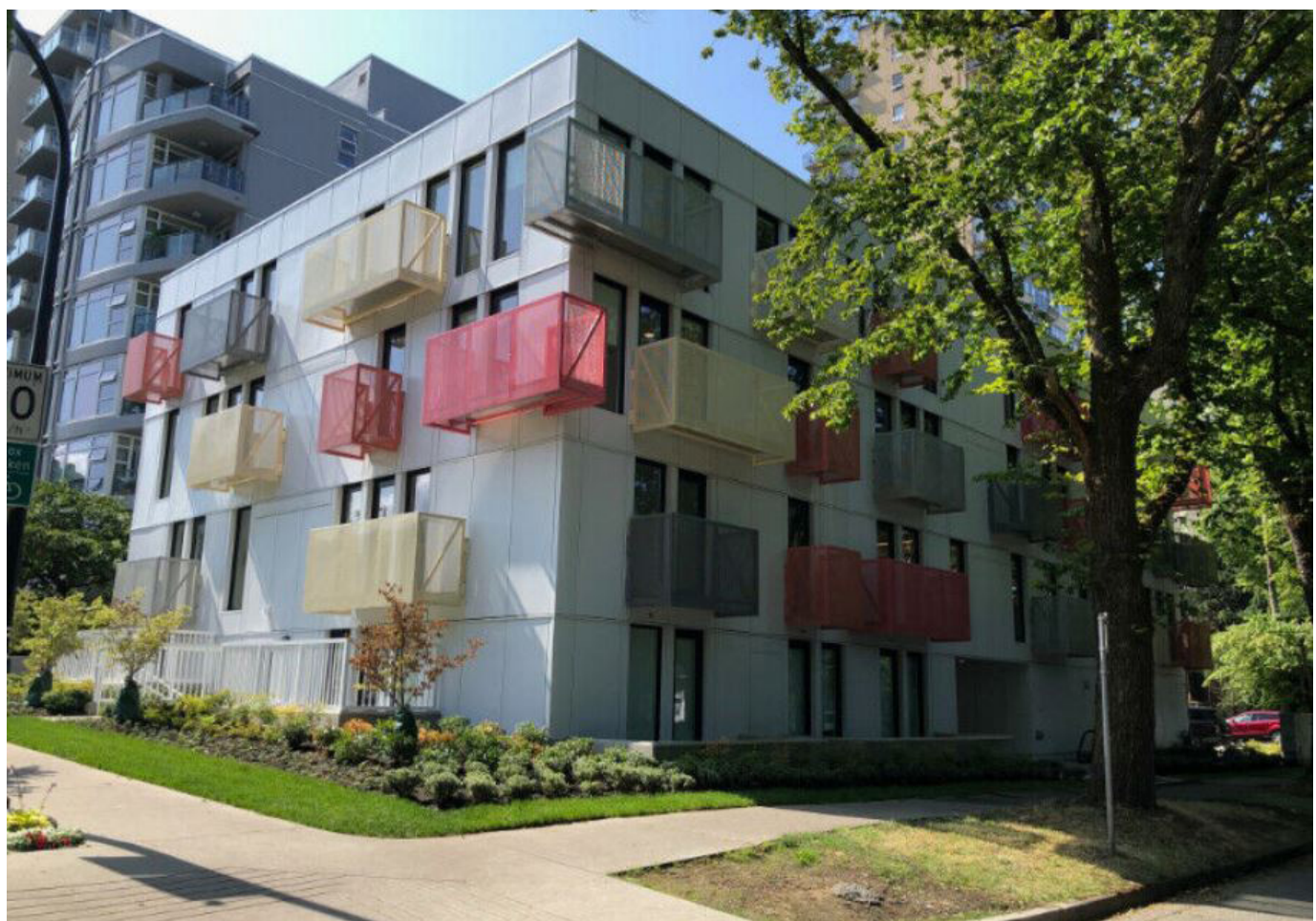


Off Arterial Roads: Residential Building Types

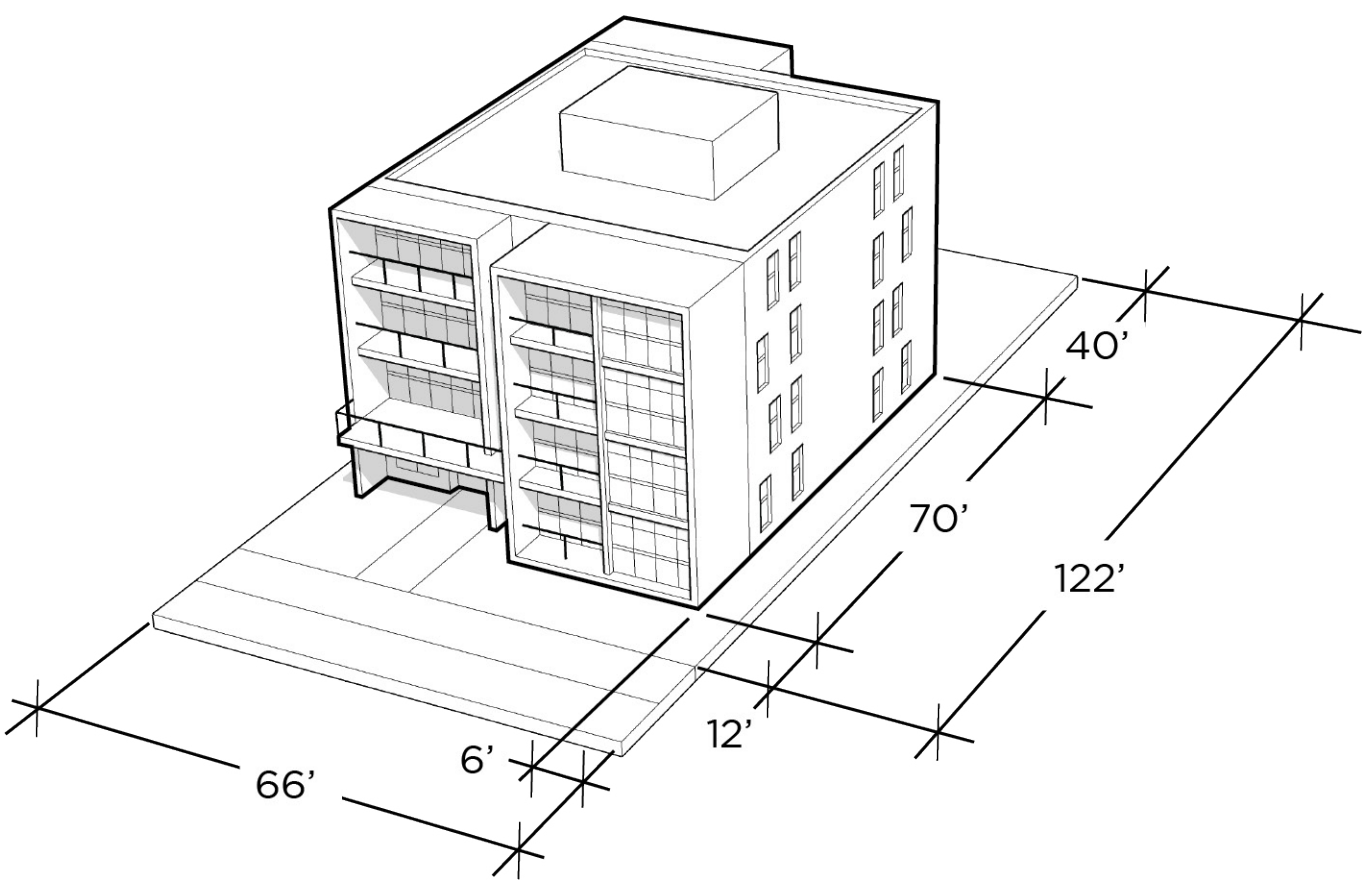
- Rezoning to 4 storey apartments, townhouses up to 4 storeys or 3 storey multiplexes may be considered

Climate Emergency Response

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



4-storey Residential Apartment

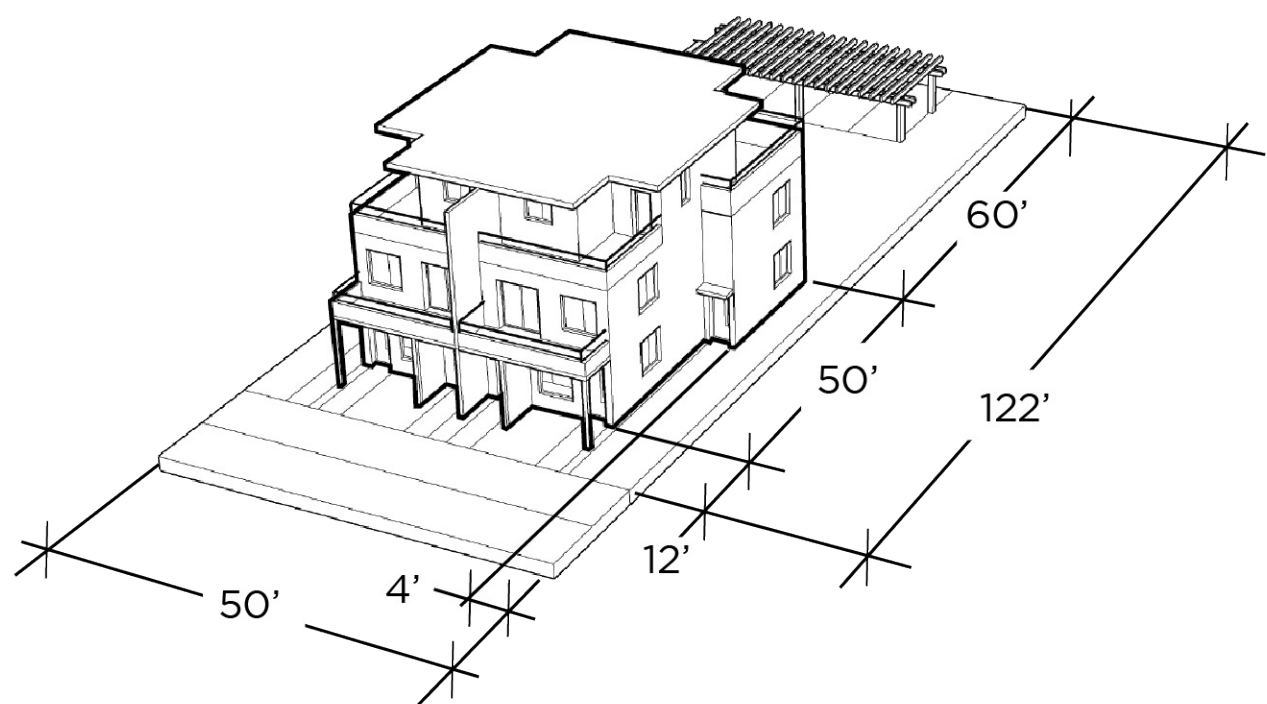
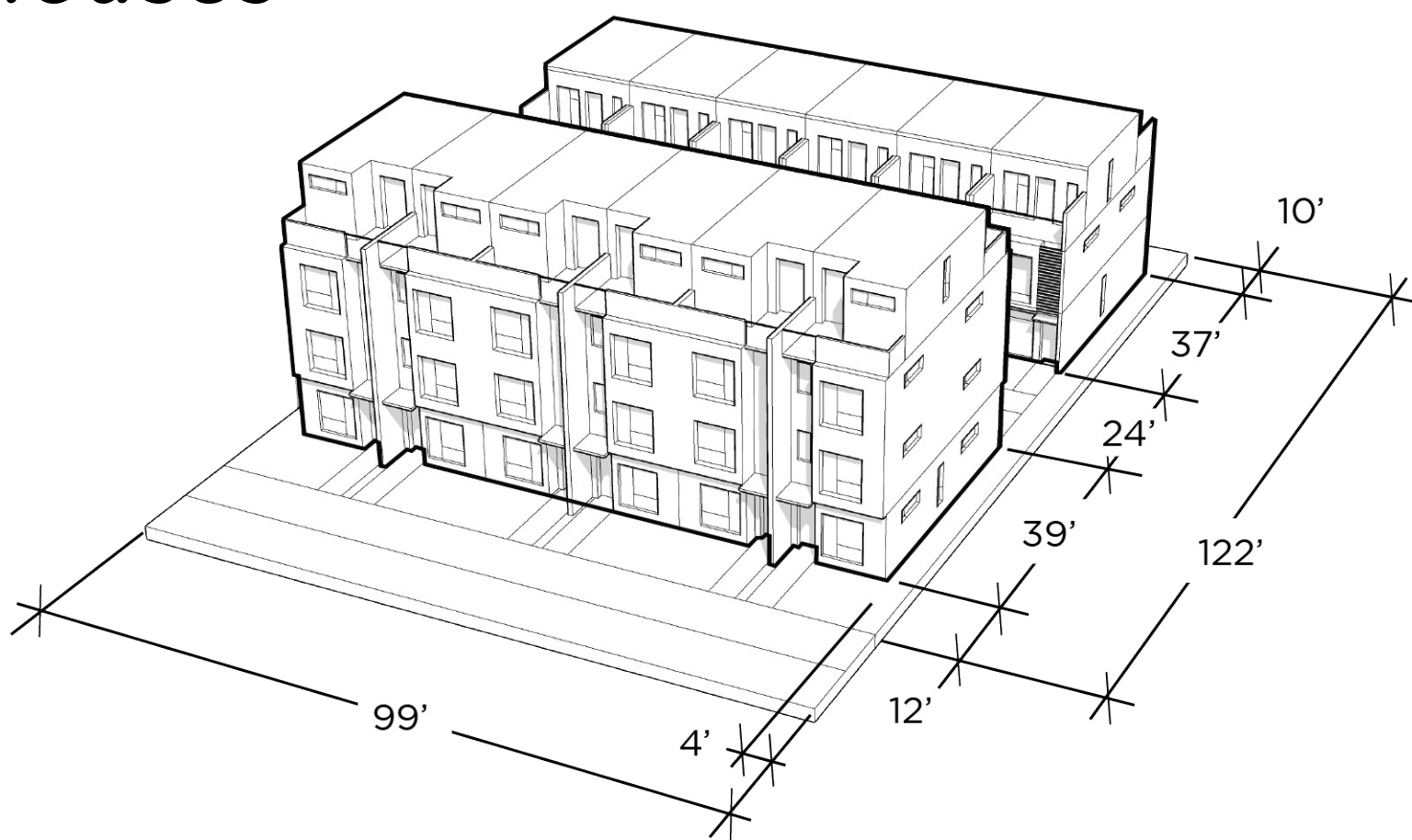


PROPOSED REGULATIONS:

FSR: 1.75
 Lot Assembly: 2 min. (66 ft.)
 3 max. (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.

Some additional flexibilities are still being explored for 4 storey apartments to potentially allow larger sites to achieve some additional floor area (up to 2.0 FSR)

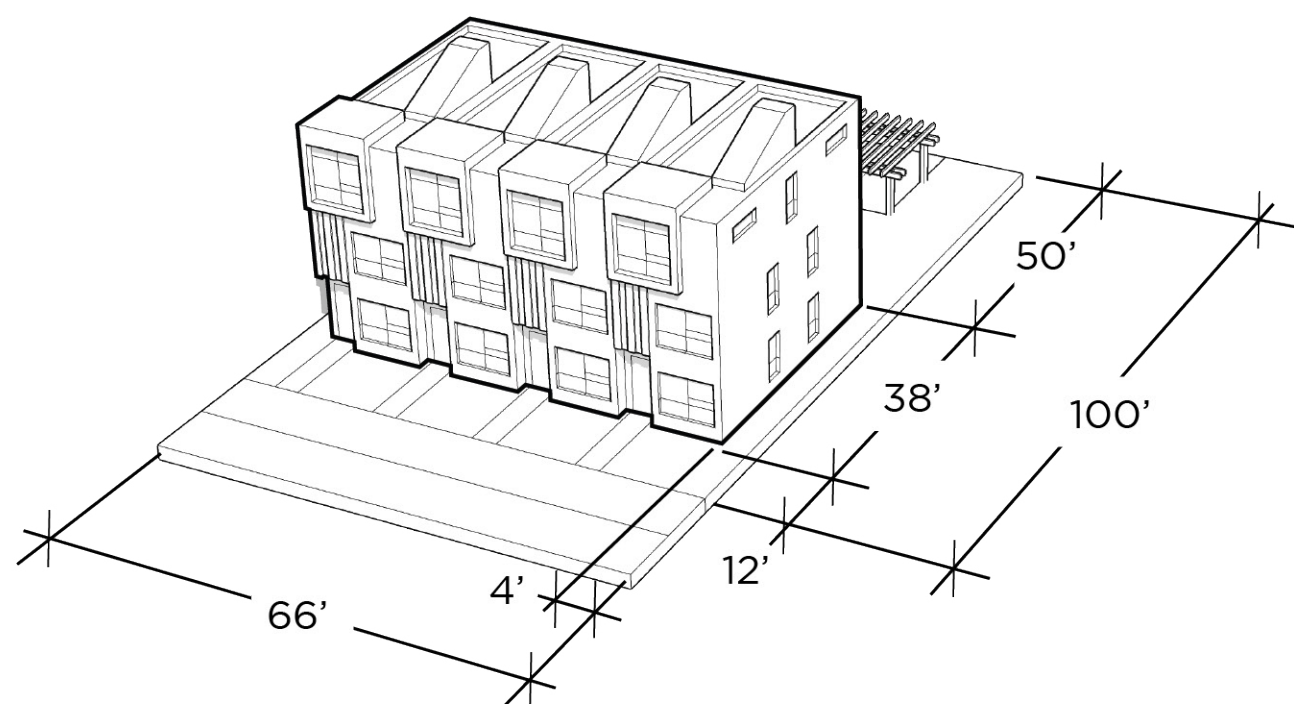
Townhouses



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

PROPOSED REGULATIONS:

FSR: 1.45
 Lot Assembly: 3 min. (99 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)

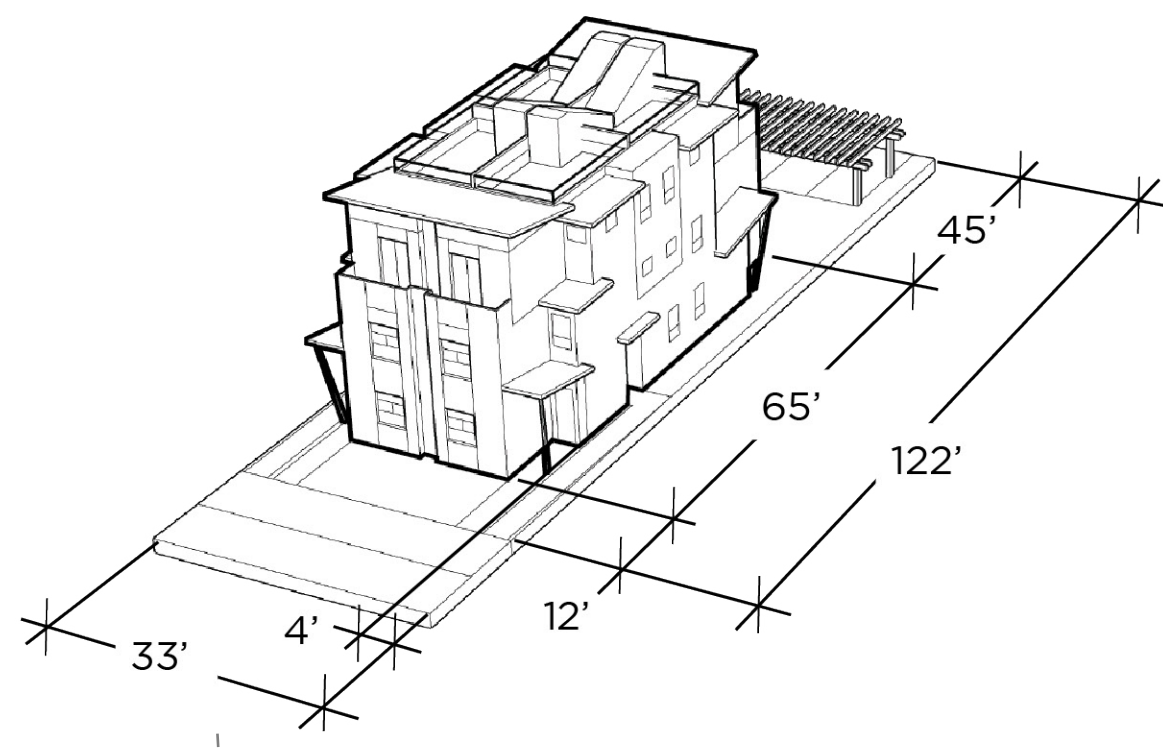
PROPOSED REGULATIONS:

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.

6-plex

PROPOSED REGULATIONS:

FSR: 1.00
 Lot Size: (50 ft.)
No Assembly Required
 Front Yard: 12 ft. min.
 Rear Yard: 10 ft. min.
 Side Yard: 4 ft. min.
 Building Depth: up to 65 ft. max.



4-plex

PROPOSED REGULATIONS:

FSR: 1.00
 Lot Size: (33 ft.)
No assembly Required
 Front Yard: 12 ft. min.
 Rear Yard: 10 ft. min.
 Side Yard: 4 ft. min.
 Building Depth: up to 65 ft. max.

Rezoning Policy Updates for Low Density Areas

Approvals Process



Rental Projects in RS and RT Zones Will Continue to Require Rezoning

Previous policy allowed consideration of new rental buildings through a rezoning process where a customized and highly detailed (CD-1) zone is created for the site, with specific building design requirements, including height, density, and setbacks. The proposed changes would simplify and clarify the rezoning process for most new projects by utilizing standardized rental zones instead of a customized CD-1.

- The 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 for new rental 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 permit process only.
- These changes would shorten the time required for rezoning, which would help encourage the delivery of more rental housing.

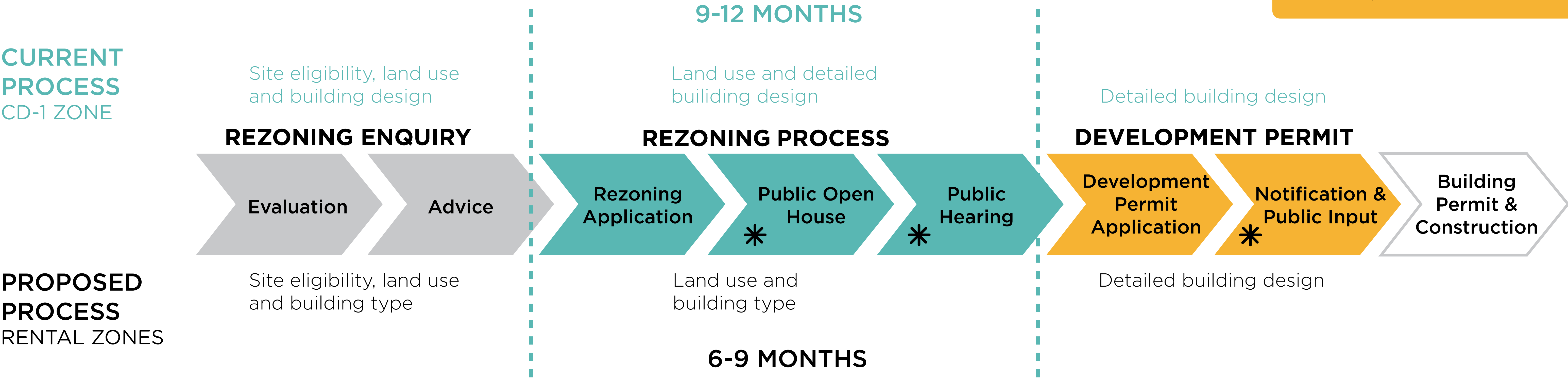
What is Rezoning?

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, which requires Council approval at Public Hearing.

What is a Development Permit?

A development permit application is made for proposals allowed under the City’s Zoning and Development By-Law (including after amendments have been made through rezoning). Development permit applications are approved by the Director of Planning or Development Permit Board.

Simplifying and Clarifying the Rezoning Process



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