

Streamlining Rental

Making it Easier to Build Secure Rental Housing in More Neighbourhoods



Purpose

These boards provide information about the Secured Rental Policy and details on proposed changes that are part of the implementation of the Policy that would make it easier to build secure rental housing in more neighbourhoods.

The Secured Rental Policy

In November 2019, following a 10 year review of the City's rental incentives programs, Council approved the Secured Rental Policy which consolidates, updates, and strengthens policies that have been in place in Vancouver since 2009. The Secured Rental Policy is the outcome of extensive public and stakeholder consultation over the last 4 years, including engagement on the Housing Vancouver Strategy and 3-Year Action Plan (2017), the Rental Incentive Program Review (2019), and the Secured Rental Policy implementation work for C-2 and low-density areas (2020).

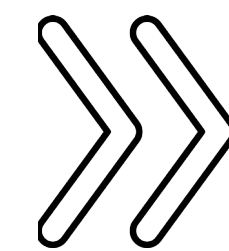
Previous Rental Policies (2009-2019)

Rental 100

Encouraged purpose-built rental housing development in many multi-family areas of the city, including commercial areas

Affordable Housing Choices Interim Rezoning Policy

Encouraged ground-oriented and low-rise purpose-built rental housing near arterial streets close to local shopping areas, including in low density areas



Current Policy (2019)

Secured Rental Policy

Consolidates and enhances previous rental housing programs to encourage rental housing development throughout Vancouver.

Today's Focus: Streamlining Rental Through the Secured Rental Policy

The Secured Rental Policy identifies two key changes to make it easier to build rental housing in more neighbourhoods:

- Changes to C-2 Zoning** to allow new 6 storey rental buildings through the same process as a new 4 storey condo building (without rezoning)
- Changes to the policy for rezoning in low-density areas (RS or RT zones)** to simplify the process by standardizing regulations through new rental zones, and focusing on areas within walking distance of public transportation, shopping and other daily needs.

Acknowledging the Unceded Homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

The City of Vancouver is on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

These lands are the foundation of thousands of years of living culture of the Musqueam, Squamish and Tsleil-Waututh peoples.

We acknowledge hən'qəmiŋəm and Skwxwú7mesh as the original languages of these lands.



How to Get Involved

The City's engagement processes have pivoted to online methods in light of the COVID-19 pandemic. Please take an opportunity to review these boards, and consider providing your feedback.



- Share your thoughts via the comment form
- Fill out the survey
- Attend a virtual information session - June 1 or June 3, 2021

Find details on all three at shapeyourcity.ca/rental-rz

Have Questions?

Contact us directly via shapeyourcity.ca/rental-rz or:



housingpolicy@vancouver.ca



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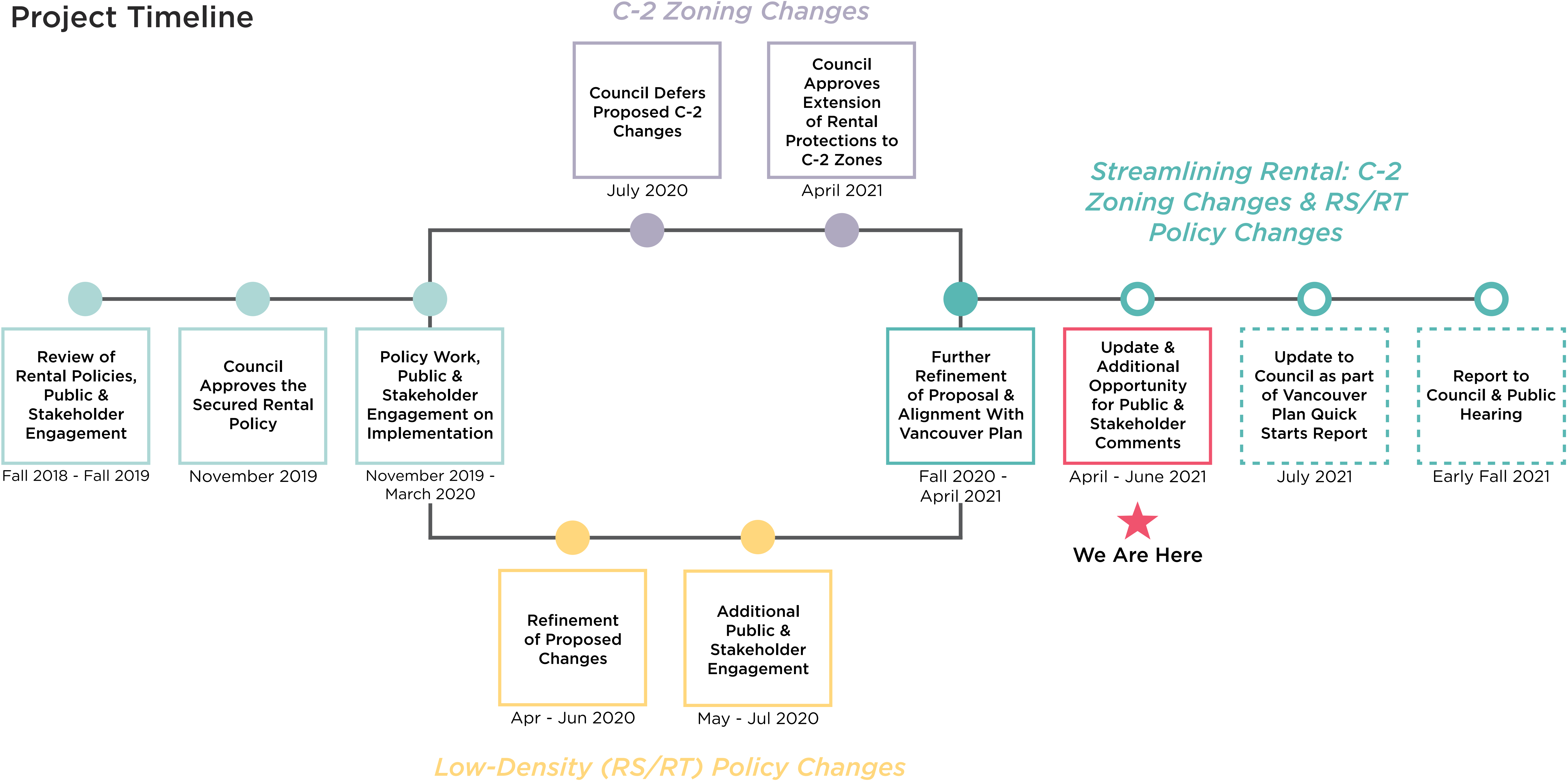


Streamlining Rental

Making it Easier to Build Secure Rental Housing in More Neighbourhoods



Project Timeline



Background & Context

Secured Rental Policy



What is the Secured Rental Policy?

The Secured Rental Policy was approved by Council in November 2019, following a comprehensive review of previous city rental incentive programs. The Secured Rental Policy:

- Consolidates, updates, and strengthens previous rental incentive policies that were in place since 2009 (Rental 100 and the Affordable Housing Choices Interim Rezoning Policy)
- Applies learning from the last decade to improve clarity, streamline process and create more secure purpose-built rental housing in Vancouver
- Is the outcome of extensive public and stakeholder engagement over the last 4 years
- Adding apartments to more neighbourhoods aligns with the climate emergency action plan and equitable housing goal of Vancouver plan

How Does the Policy Work?

The Secured Rental Policy encourages the construction of secure rental housing through incentives, including:

- Increased building height and floor area
- Waiver of development cost levies
- Reduced parking requirements
- Unit size relaxations

As conditions of approval the City secures the building permanently as rental and ensures that family size units are included.



What is Secure Rental Housing?

- Secure rental housing is purpose-built and permanently secured as rental tenure legal agreements that ensure it cannot be converted to a strata (condo) unit.
- Other types of rental housing, such as rented basement suites or condo units, are less secure. Owners can evict tenants to move in, and tenants are often forced to move when the unit is bought or sold.
- Most often, secure rental buildings are apartments, but they can also be other types of buildings such as townhouses



Rental Incentives Program Review

What we learned



Rental Incentive Program Review

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 across Vancouver
- Public open houses and stakeholder workshops

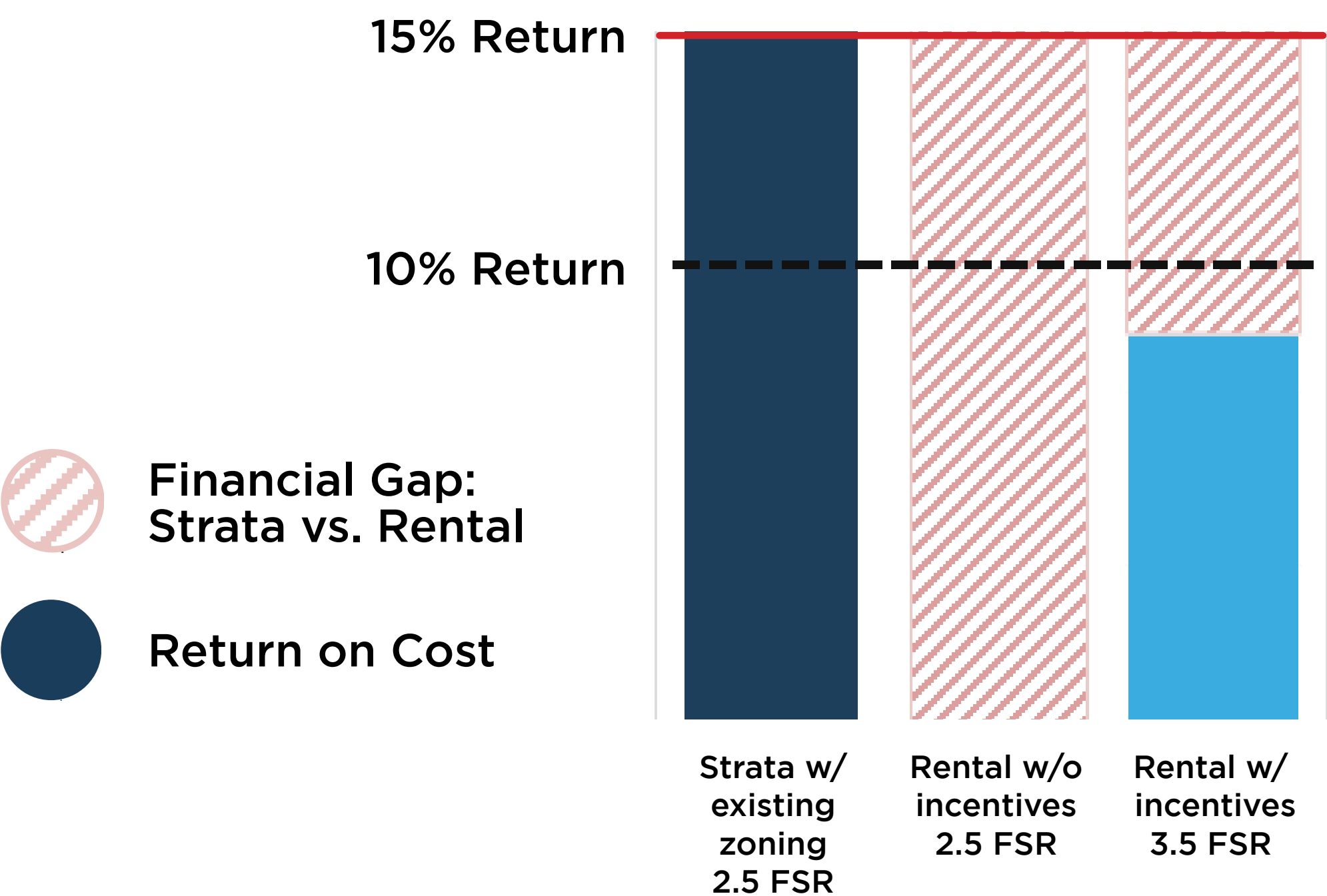
Building rental housing is challenging; incentives are required. Rental housing is only marginally viable to construct, even with City incentives

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

Economic Viability of Rental Development

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

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



The development processes for rental housing needs to be improved.

- *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 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

Background & Context

The Vancouver Plan



What is the Vancouver Plan?

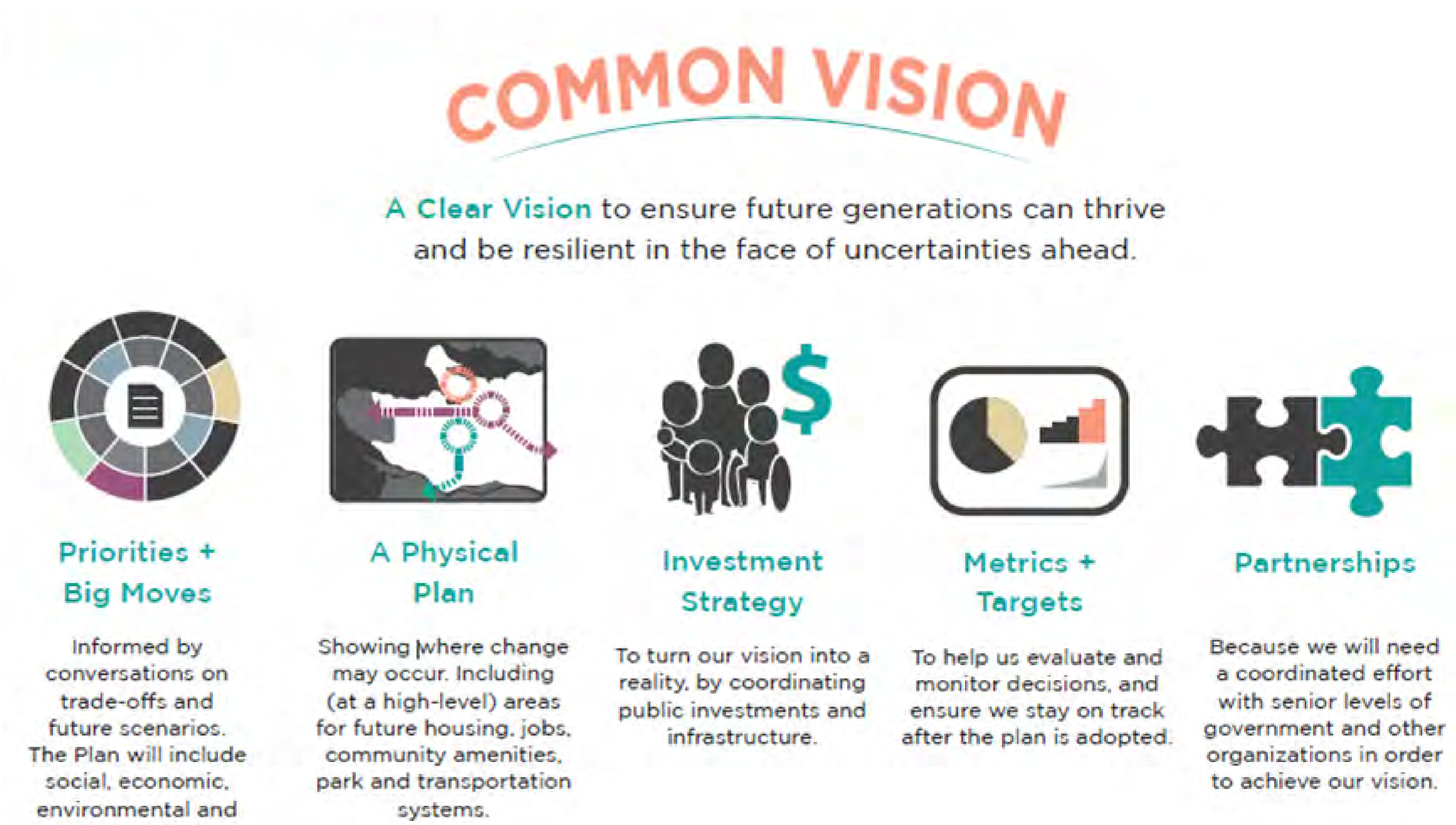
The Vancouver Plan is a city-wide planning and engagement process to create a long-term vision and strategy for a healthy, just, resilient, sustainable, and vibrant city for future generations. This plan will serve as the city’s strategic framework, setting the vision for the future of our city to 2050 and beyond.

The Vancouver Plan is being developed in coordination with a number of programs that are currently underway. These include Broadway planning, Jericho Lands Policy Statement development, Equity Framework, Climate Emergency Response and implementing the Housing Vancouver Strategy. There are a number of quick start actions underway as part of the Vancouver Plan, recognizing the need for immediate action on issues such as the housing and climate emergency crises. For more information on the Vancouver Plan see shapeyourcity.ca/vancouver-plan

Planning Vancouver Together



What Will the Plan Include?



Provisional Goals

Coming out of an initial phase of intensive listening, 10 Provisional Goals were approved by Council that reflect what we are hearing and learning. These goals will guide the Vancouver Plan:

1. Advance a City of Reconciliation through Decolonization
2. Create an Equitable, Diverse and Inclusive City
3. Become a Sustainable Carbon-Neutral City
4. Ensure we are a Prepared, Safe and Resilient City
5. Develop and Affordable City with Diverse and Secure Housing for every resident that they can afford with 30% or less of their household income
6. Support a Diverse and Healthy Economy
7. Create Complete, Connected and Culturally Vibrant Neighbourhoods
8. Re-Establish Thriving Urban Natural Systems
9. Intentionally Manage our Growth and Align our Efforts Regionally
10. Demonstrate Transparency in Decision-Making and Collaborate with Partners

The Streamlining Rental initiative is a quick start action that advances multiple Vancouver Plan goals, specifically Goal #5 – An Affordable City, Goal #7 - Complete, Connected and Culturally Vibrant Neighbourhoods, and Goal #3 - Sustainable City. The policy provides an initial layer of change in neighbourhoods to get more people living in walking distance of daily needs.

Background & Context

The Vancouver Plan



Vancouver Plan Engagement: What We've Heard So Far

The Vancouver Plan Phase 2 engagement findings include:

- Calls to make housing affordable for all, and ideas around adding new housing types and options throughout the city.
- Considerations for increased housing density throughout the city, and ideas to discourage the redevelopment of single-family housing in favour of multi-family housing that suitable to mixed incomes, including more rental options
- A need to pursue complete communities in all neighbourhoods to ensure they have a full range of housing, starter housing through to empty-nesters, retirement, and care.
- Feedback from youth includes calls to add more affordable housing across the city, the need to build and support more types of housing - specifically in low-density areas, and the important link between equity and housing.

“Affordability to me is not being restricted from living (renting) or purchasing a home in a neighbourhood because of extremely high prices”

- Renfrew Community Centre Youth Council (age 9-18)

“We need construction of affordable housing while not gentrifying and destroying neighbourhoods or community resources”

- Cedar Cottage House Youth Community Navigator

Early Directions

As part of the Vancouver Plan process, the City is exploring ways to advance an equitable housing system that prioritizes those who need it most. This work includes a focus on an equitable approach to growth and change that mitigates residential displacement while creating new secure rental supply for future generations. In a 2021 housing survey with over 2,450 respondents”

78% of respondents agreed that **“adding housing diversity (i.e. rental apartment buildings) in areas with low housing choice (i.e. single family neighbourhoods)” was important** to lessening the effects of displacement and exclusion on renters.

76% of respondents agreed that **“it should be a priority as part of the Vancouver Plan to make neighbourhoods too expensive for most Vancouver residents more inclusive to low to moderate income households (with annual incomes under \$80,000)”**.

Planning Vancouver Together: Housing

Housing Targets Refresh

As part of Vancouver Plan, the City is undertaking a housing needs assessment to update our 10-year housing targets. This will allow us to better understand the new supply needed to meet both existing and future housing needs.

We know Vancouver is a city of renters, with 53% of households renting and 76% of the change in households between the 2011 and 2016 census made up of renters, growing the share of renters faster than owners. However, we are not a city for renters:

- 52,000 renter households paying more than 30% of their income on housing
- Over 6,000 Vancouver residents are homeless or living in private SRO housing
- Over half our rental housing supply is not secure
- Many renters are at risk of displacement, and are excluded from many Vancouver neighbourhoods

We are exploring policies to better meet the housing needs of existing and new rental households, with more secure, affordable, and livable rental housing options so that we can become a city that works for renters, now and into the future.

Inclusion and Anti-Displacement Lens

As part of Vancouver Plan process, the City is exploring ways to advance an equitable housing system that prioritizes those who need it most. This work includes a focus on a more equitable approach to growth and change that mitigates residential displacement while creating new secure rental supply for future generations. [See Section #3 of the boards to learn more.](#)

The Streamlining Rental initiative advances an approach to growth and change that reduces residential displacement by directing growth away from existing rental areas, while helping to create more inclusive neighbourhoods with greater housing choice.



Background & Context

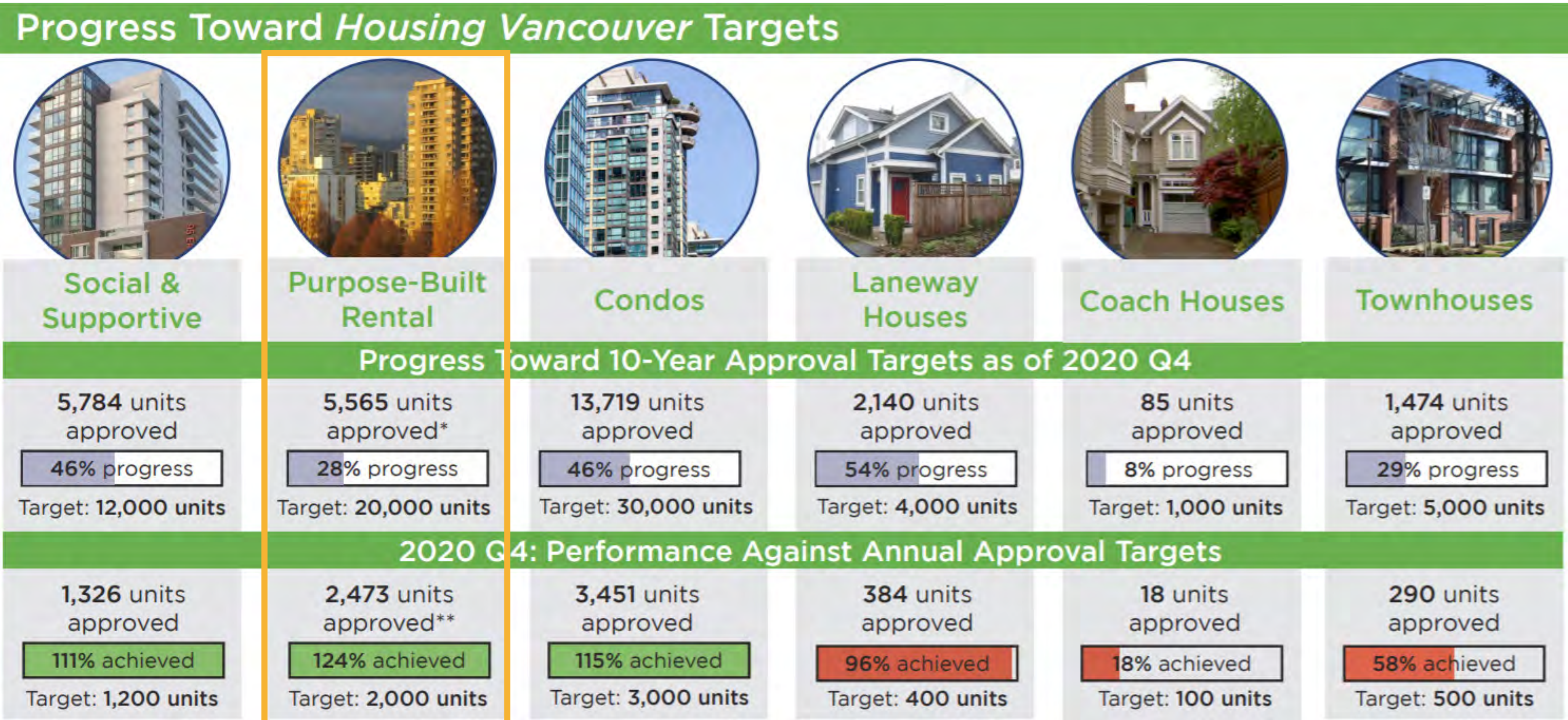
The Housing Vancouver Strategy

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. The Strategy seeks to enable the ‘Right Supply’ of housing for people who live and work in Vancouver, which includes housing options that are affordable to local incomes and a shift to more social, supportive, and rental housing

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.



Streamlining Rental Focus

At the end of 2020, the Strategy was at the 40% completion mark



To read the Housing Vancouver Strategy and find out more about associated work, visit vancouver.ca/housing

Purpose-Built Rental Housing

After the first four 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 buildings (most often apartments) 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, but can include units with secured below-market rents

Other Connected City Initiatives

Complete Neighbourhoods, Climate Emergency Response, and Employment Lands And Economy Review

Complete, Connected Neighbourhoods

Creating “Complete, Connected, and Culturally Vibrant Neighbourhoods” is a key goal of the City’s strategic Vancouver Plan.

Planning for complete neighbourhoods is an opportunity to strengthen all areas of the city – for the benefit of everyone.

For details visit: shapeyourcity.ca/completeneighbourhoods

What is a complete neighbourhood? A three-part definition:

1. A complete neighbourhood is one that has the essential ingredients for life in the city, all close by
2. A complete neighbourhood supports the well-being needs and dignity of people of all ages, identities, backgrounds and abilities.
3. A city of complete neighbourhoods offers safe connections



Climate Emergency Action Plan

The Climate Emergency Action Plan puts Vancouver on track to reduce our carbon pollution by 50% by 2030, in alignment with the findings of the United Nations Intergovernmental Panel on Climate Change to limit global warming to 1.5°C.

Our plan builds on our previous climate plans and focuses on cutting carbon pollution from our biggest local sources - burning fossil fuels in our vehicles (39%) and in our buildings (54%). This plan means change. It means residents, businesses and the City doing our part to transition off fossil fuels. It is designed to make it easier for you to live a carbon-free life.

For more information, visit vancouver.ca/ClimateEmergency

The Climate Emergency Action Plan - Big Moves:

1. Through the Vancouver Plan, by 2030 90% of people live within an easy walk/roll of their daily needs
2. By 2030, two thirds of all trips in Vancouver will be made on foot, bike or transit
3. By 2030, 50% of the kilometres driven on Vancouver’s roads will be by zero emissions vehicles.
4. By 2030, the carbon pollution from buildings will be cut in half from 2007 levels.
5. By 2030, the embodied emissions from new buildings will be reduced by 40% compared to a 2018 baseline.
6. By 2021, develop “negative emissions” targets that can be achieved by restoring forest and coastal ecosystems



Employment Lands and Economy Review

The Employment Lands & Economy Review is major economic development initiative. The project includes analysis of the characteristics of Vancouver’s economy, change over time and projections for the future, including analysis of the city’s capacity to accommodate job growth over the long term under existing policy and zoning. City Council received the Phase 2 ELER Report in October 2020.

For details visit: vancouver.ca/EmploymentLands

Ideas Being Explored to Improve Commercial Spaces and Support Commercial Tenants

- Introducing 2nd floor commercial to additional areas
- Limiting the net loss of commercial during redevelopment of sites with significant existing commercial floor space
- Identifying strategic locations for commercial intensification or significant new commercial
- Expanding commercial uses beyond arterials
- Developing design guidelines to encourage sufficient and appropriate retail-commercial space in new developments
- Taking further actions to support small businesses including actions to mitigate impacts of redevelopment on commercial tenants



Why is Secure Rental Housing Important?

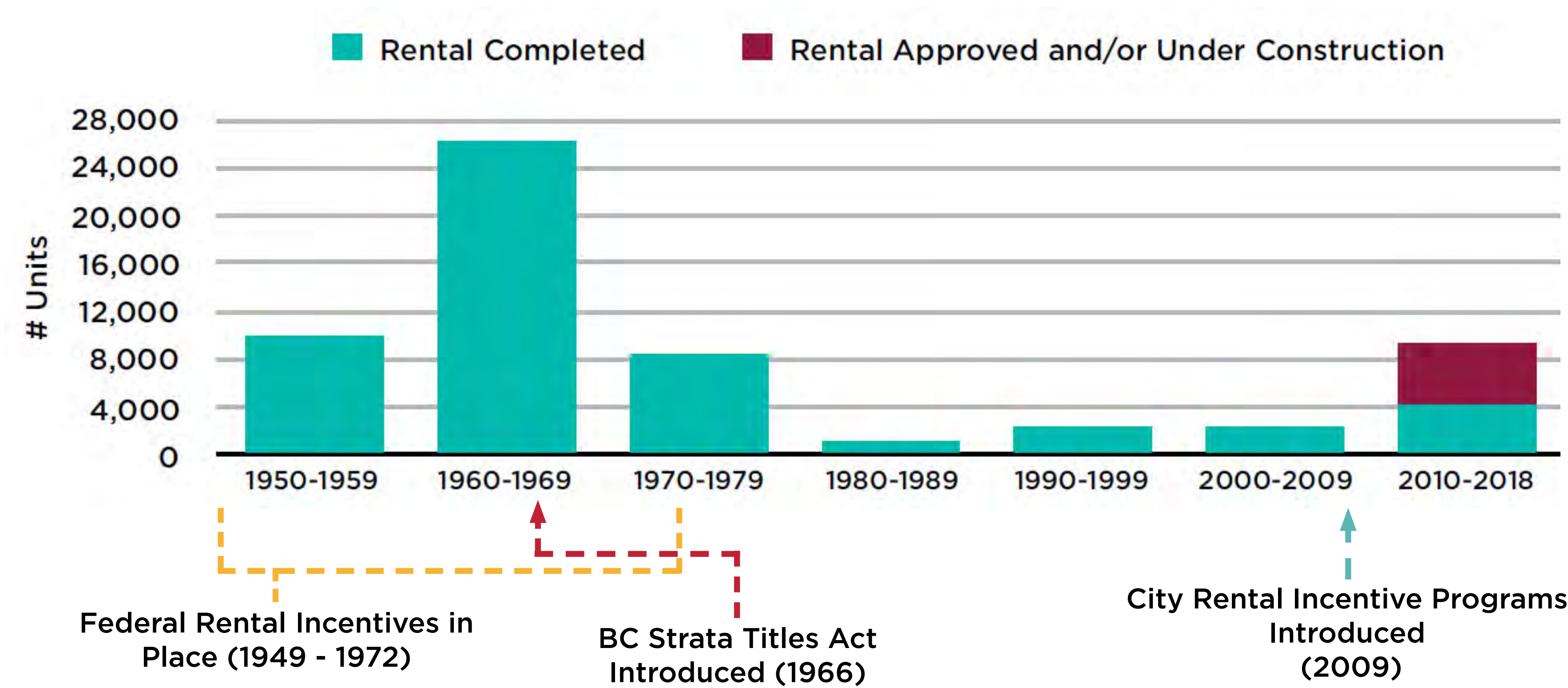


Supporting an Equitable, Diverse and Resilient Housing System

As Vancouver grows and evolves, we need to ensure there are a variety of housing options that cater to the needs of the diverse array of people who live and work here. An important part of this – and in building a more equitable, resilient and diverse housing system – is creating more secure rental housing across all areas of the city.

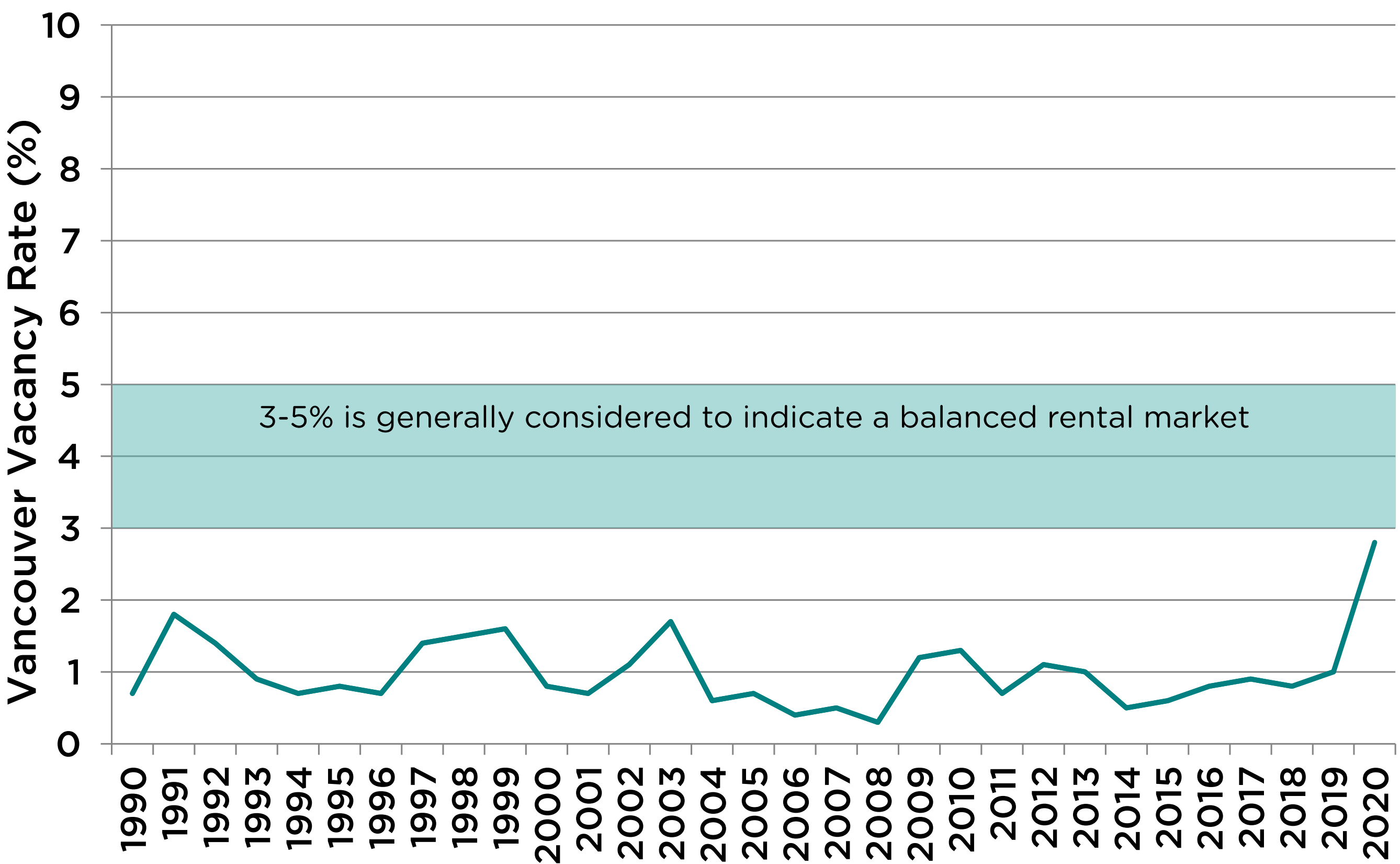
Starting in the 1980s, for almost 30 years secure rental housing wasn’t being built in Vancouver. This contributed to a significant gap in our housing stock that has only compounded the current housing crisis. Though incentives for the development of secure rental housing were brought in over the last decade, there is still a lot of catching up to do to bridge this gap.

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



Source: CMHC Rental Market Survey and City of Vancouver

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

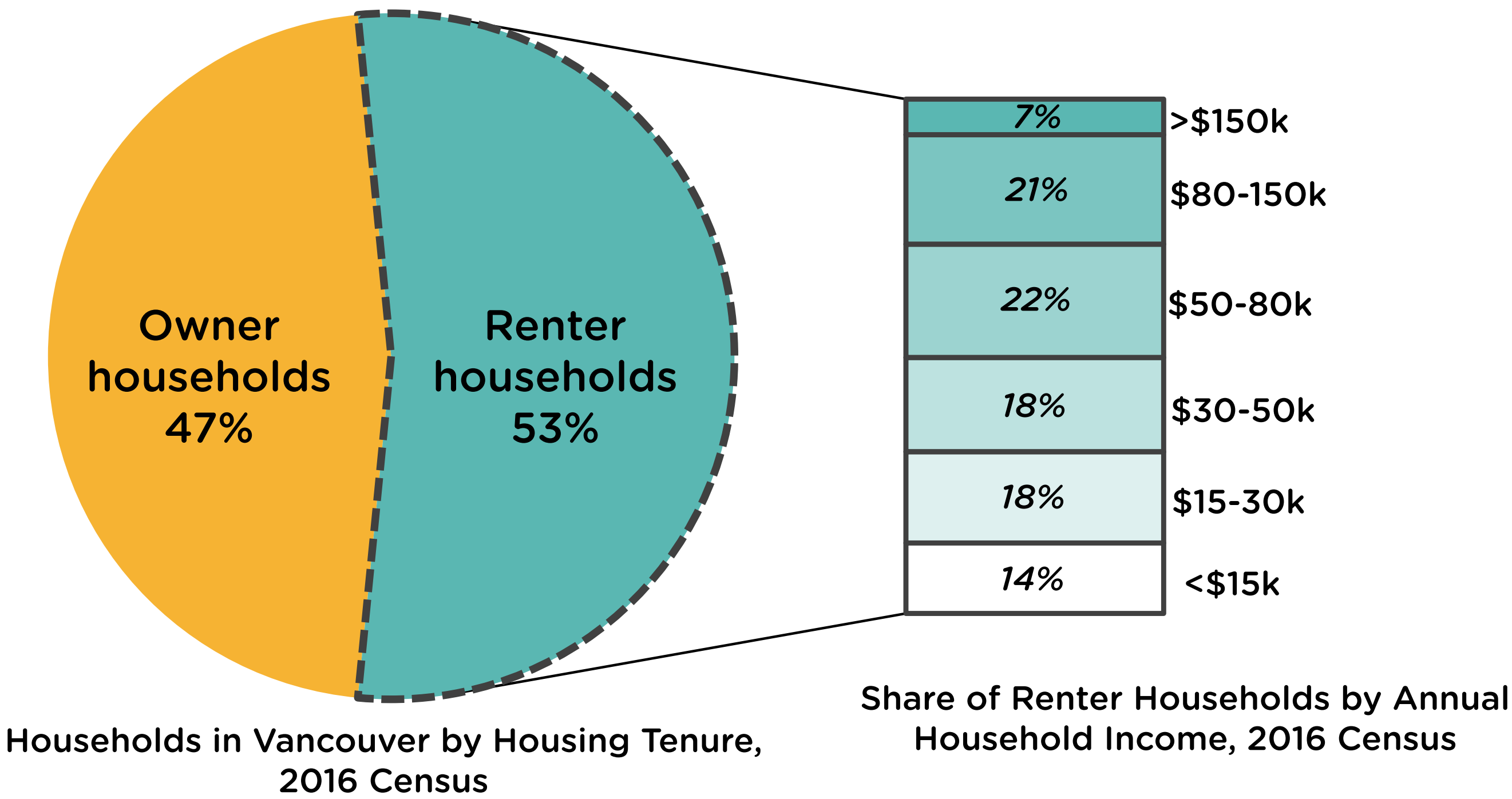


Source: CMHC Rental Market Survey

Vancouver is a Growing City of Renters



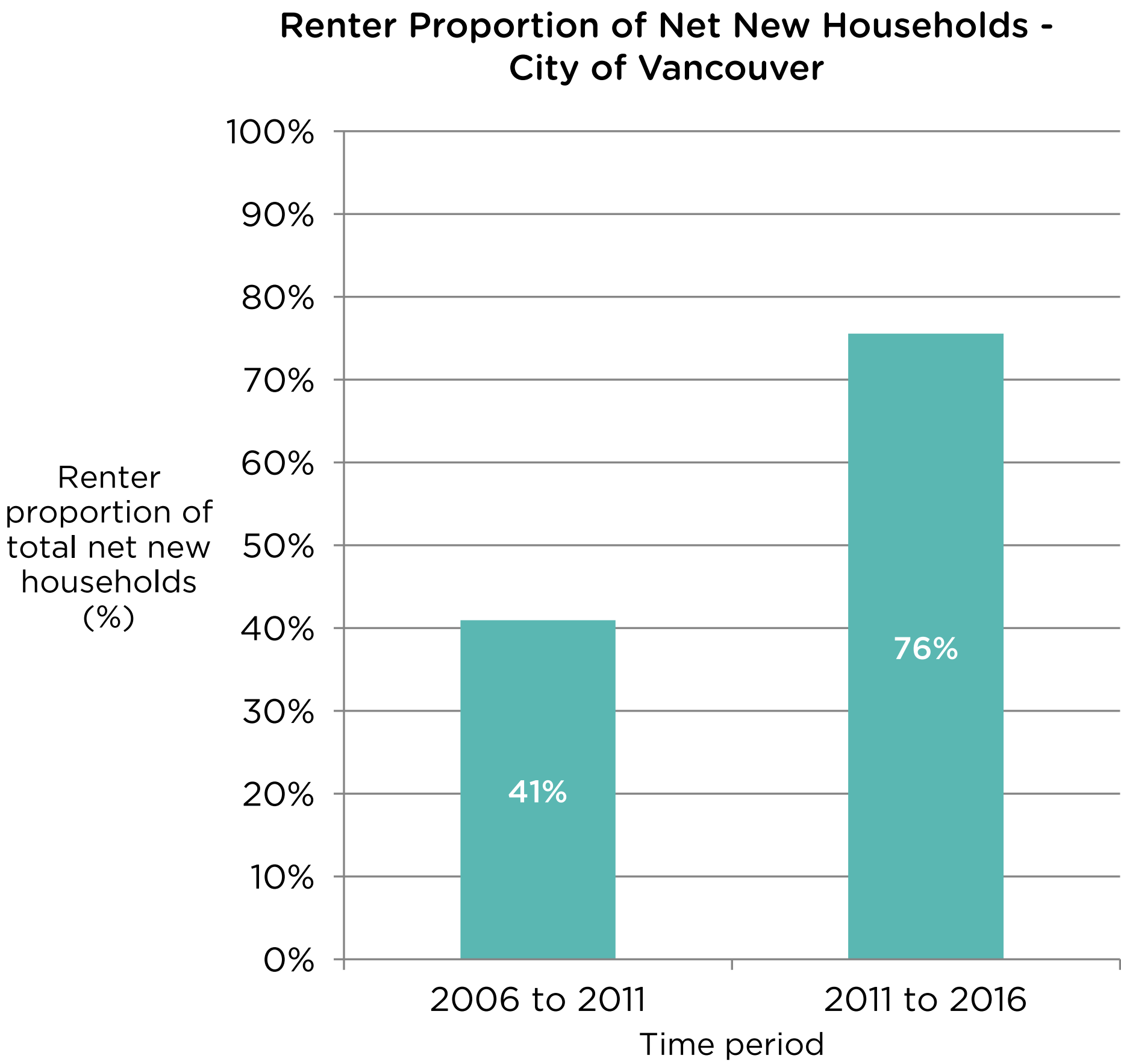
Over half of Vancouver’s households rent their homes.
These renter households earn a broad range of incomes



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

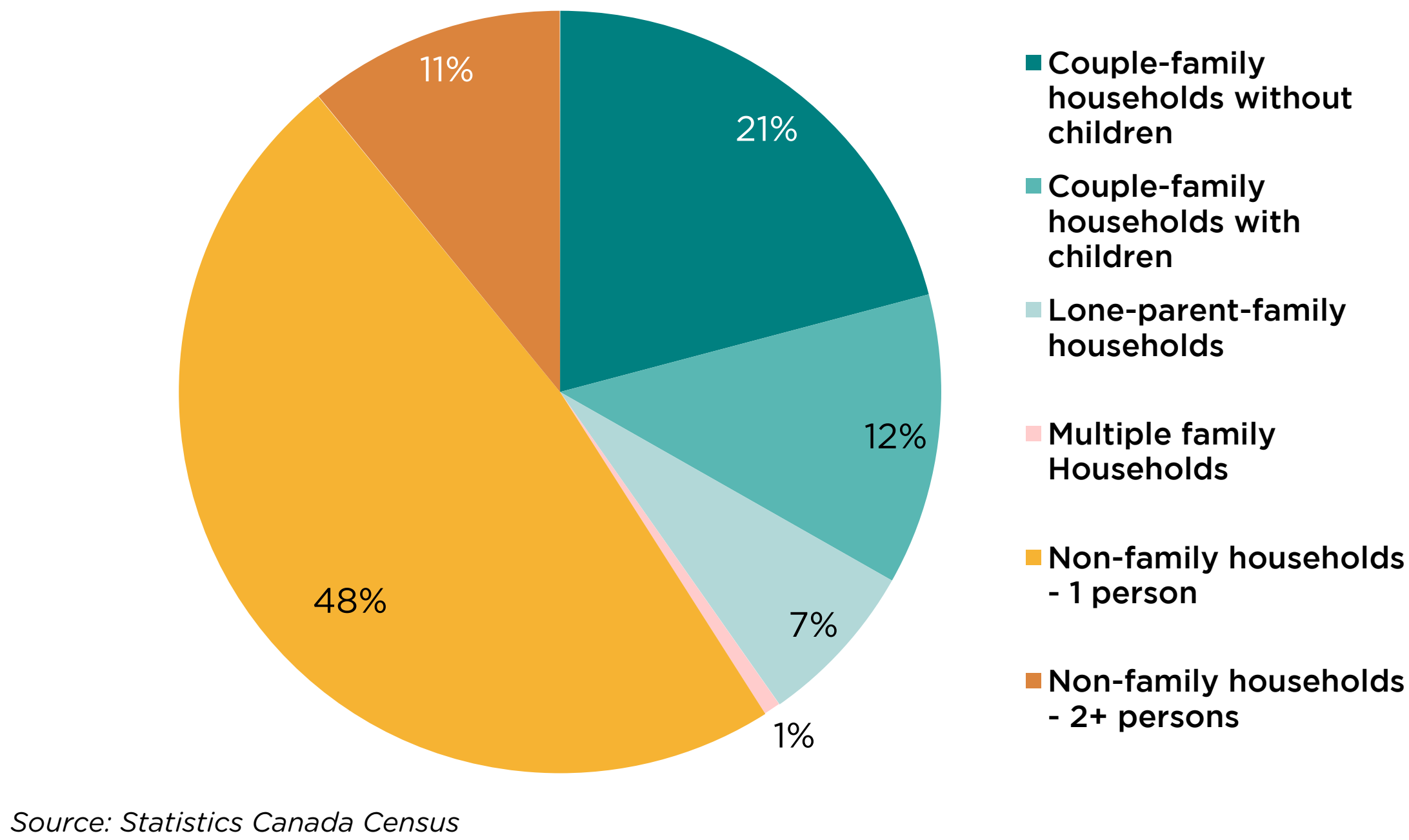
Vancouver’s renter population is growing



Source: Statistics Canada Census

Note: 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



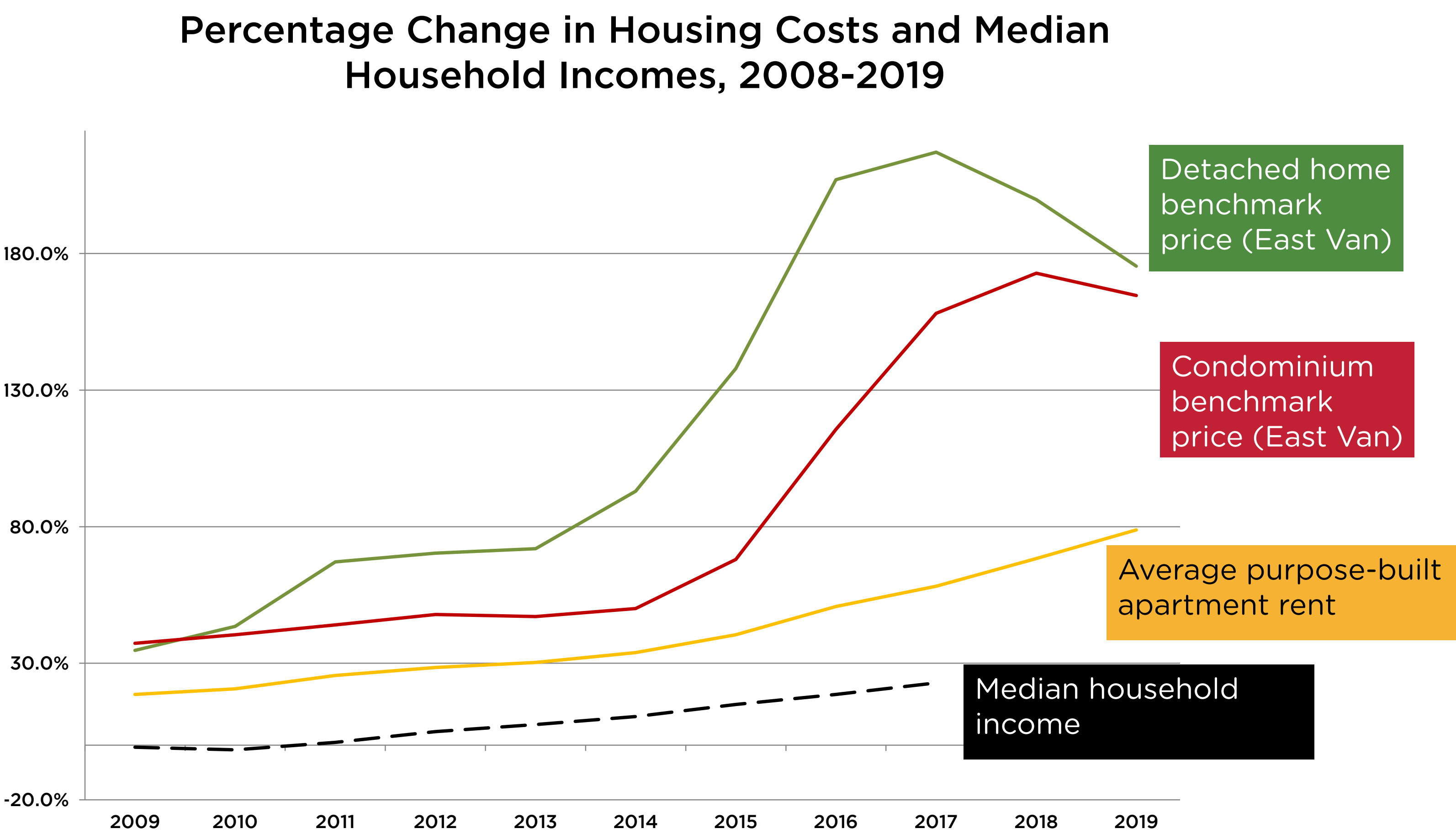
Trends Impacting Rental Housing



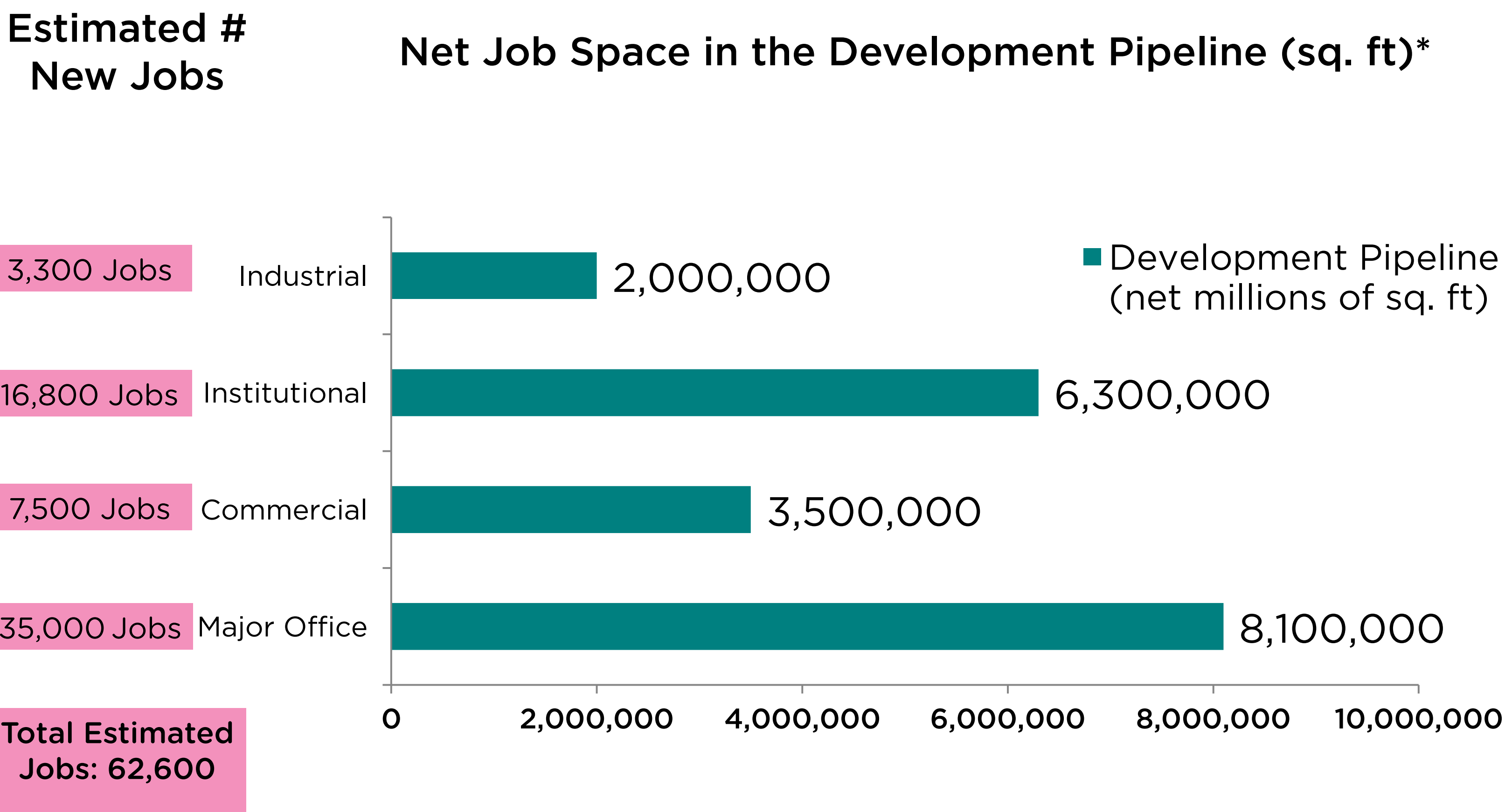
Continued Demand for Rental Housing Expected

Despite recent impacts of COVID-19, we expect continued strong demand for purpose-built rental housing. A growing economy and the high price of home ownership will continue to drive the shift towards renting in coming years.

The cost of home ownership is increasingly out of reach for the majority of Vancouver households



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



*The development pipeline consists of all job space built between 2016 and October 15, 2019, under construction, and approved and under review development permit and rezoning applications.

Housing Equity and Residential Displacement

Housing Choice and Equity

Although renters live in every neighbourhood, Vancouver's renter population and existing rental housing is primarily concentrated in the city's downtown peninsula and its adjacent neighbourhoods, and along arterial roads.

We've heard from renters that they want more secure rental housing options in more areas of the city, including quieter neighbourhood side streets away from busy arterial roads.

Secondary Rental

Secondary rental, such as secondary suites and rented condominium units, are an important source of rental housing for moderate income households. However, renters living in secondary suites face a greater risk of displacement when owners decide to sell or when family members move into the rented unit.

Purpose-built rental housing offers greater security of tenure and minimizes residential displacement.

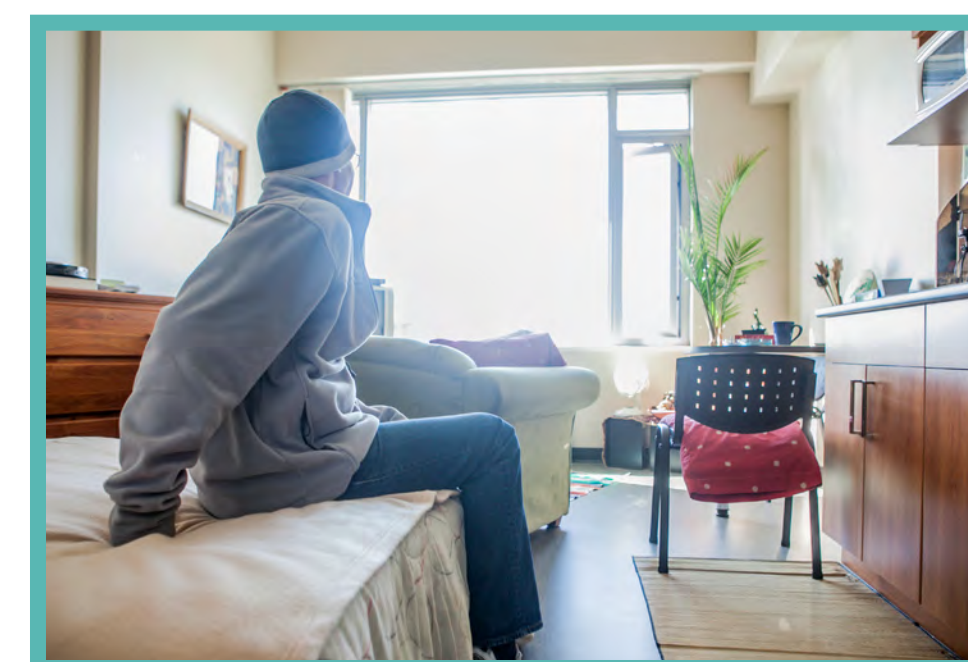
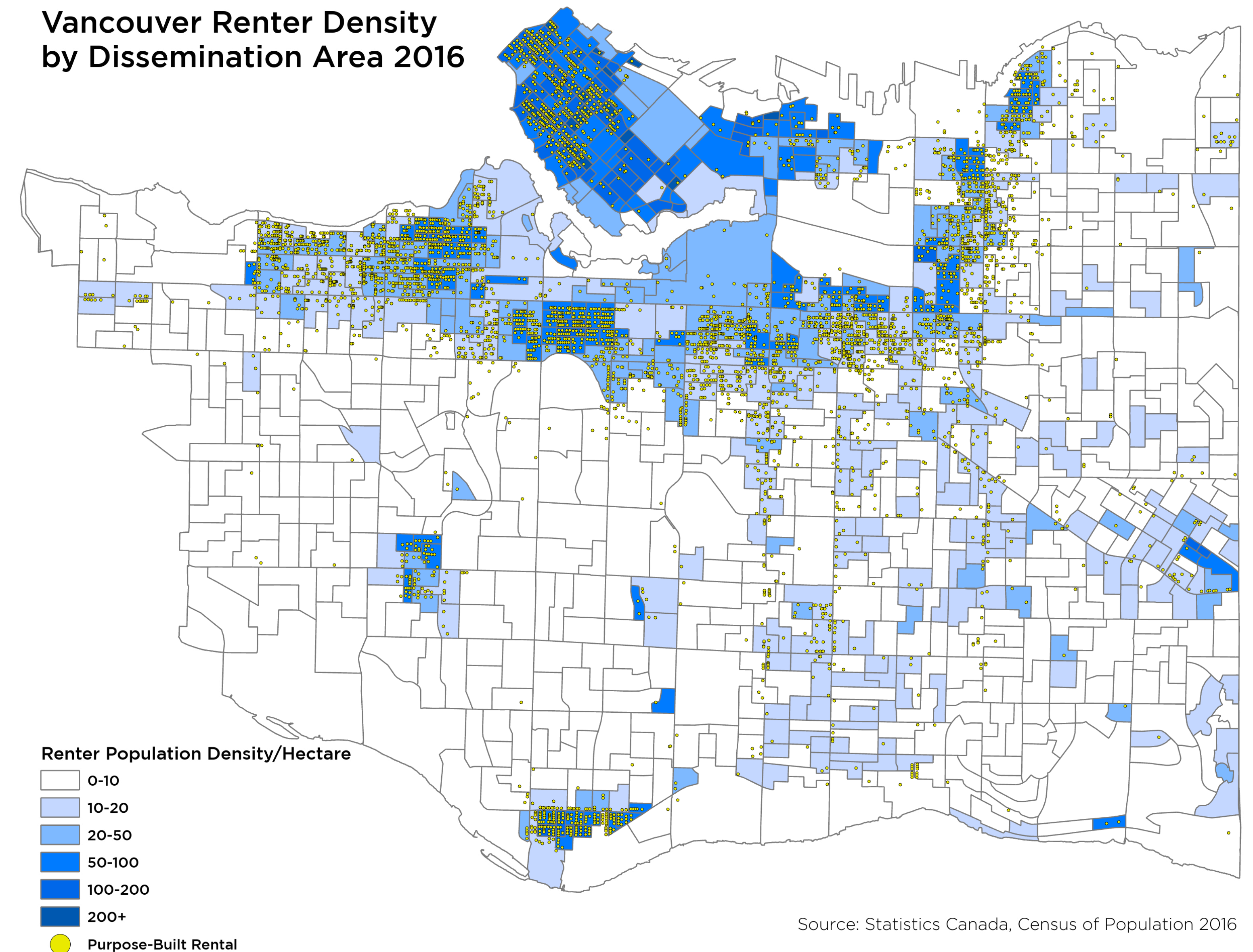
Inclusion and Anti-Displacement Housing Policy Framework

As part of Vancouver Plan process, the City is exploring ways to advance an equitable housing system that prioritizes those who need it most. This work includes a focus on a more equitable approach to growth and change that mitigates residential displacement while creating new secure rental supply for future generations.

The framework will consider how to plan development and growth through an inclusion and anti-displacement lens; focusing on policy approaches that create new affordable housing opportunities, preserve existing affordability, strengthen tenant protections and embed accountability in plans and systems.

It will help guide future growth and land-use policies considering the disproportionate negative impacts of growth and change on renter households, identify and prioritize areas of policy development, continue to progress work on addressing housing affordability, and better embed equity in our policies and practices.

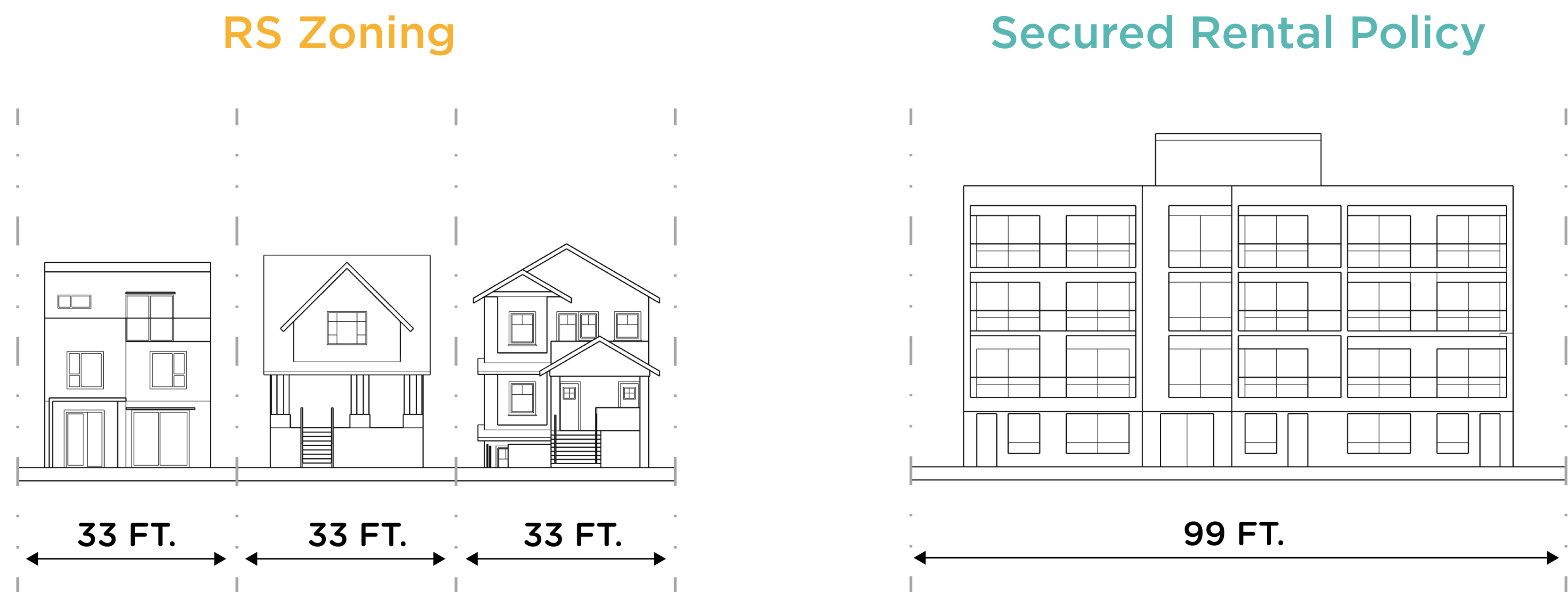
Vancouver Renter Density by Dissemination Area 2016



Potential Rental Gain



Existing Housing Options vs Potential Under the Secured Rental Policy



SCENARIO	What Could be Built under Existing RS Zoning?	What Could be Built Through Rezoning Under the Proposed Secured Rental Policy Changes?
<div>RS Lots<ul style="list-style-type: none">3 standard size lotsOff-arterial location</div> <div>Existing Buildings<ul style="list-style-type: none">3 houses (two with a secondary suite)5 total units3 ownership units2 secondary rental units</div>	<div><div>House Option</div><ul style="list-style-type: none">3 houses, 3 secondary suites, 3 laneway houses9 total units (3 ownership, 6 secondary rental)</div> <div><div>Duplex Option</div><ul style="list-style-type: none">3 duplexes, 3 secondary suites9 total units (6 ownership, 3 secondary rental)</div>	<div><div>4 Storey Apartment Building Option</div><ul style="list-style-type: none">~30 total units (all permanently secured rental)</div> <div><div>4 Storey Townhouse Option</div><ul style="list-style-type: none">~15 total units (all permanently secured rental)</div>
	<div>Potential Loss/Gain</div> <div>-3 existing ownership units</div> <div>-2 existing secondary rental units</div> <div>Up to +3 net new ownership units</div> <div>Up to +4 net new secondary rental units (unsecured)</div>	<div>Potential Loss/Gain</div> <div>-3 existing ownership units</div> <div>-2 existing secondary rental units</div> <div>Up to +28 net new rental units (permanently secured)</div> <div>Up to +25 total housing units</div>

What is secondary rental?

- Secondary rental units are not secured as rental housing, and may not have been purpose-built as rental. Examples include secondary suites and rented condominium apartment units
- There is greater risk of displacement for renters living in secondary rental units because the tenancy can be ended when owners decide to use the unit for themselves or their family members.

How are renters protected if existing suites are redeveloped to rental?

- The City's [Tenant Relocation and Protection Policy](#) provides protections and compensation to renters living in secondary suites who are affected by some types of redevelopment, including new rental developments with 5 or more new units that involve the consolidation of 2 or more lots
- This policy requires a tenant relocation plan for eligible tenants that includes financial compensation, assistance finding new accommodation and a right of first refusal to move back into the new building with reduced rent

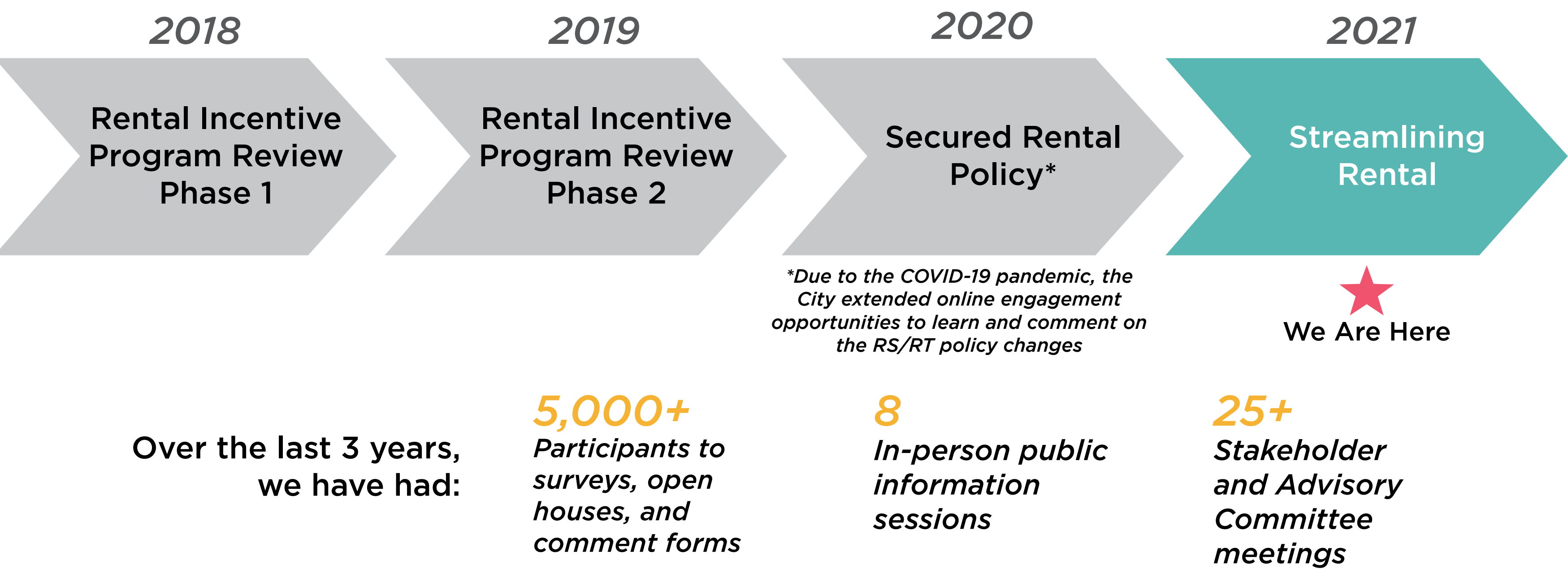
What We've Heard

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.









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.



Summary of Proposed Actions & What's New

Streamlining Rental



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.

Summary of Proposed Actions & What's New

Streamlining Rental



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



Summary of Proposed Actions & What's New

Streamlining Rental



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.



Summary of Proposed Actions & What's New

Streamlining Rental



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

C-2: Rental In Local Shopping Areas

Proposed Changes



Implementation of Council Direction

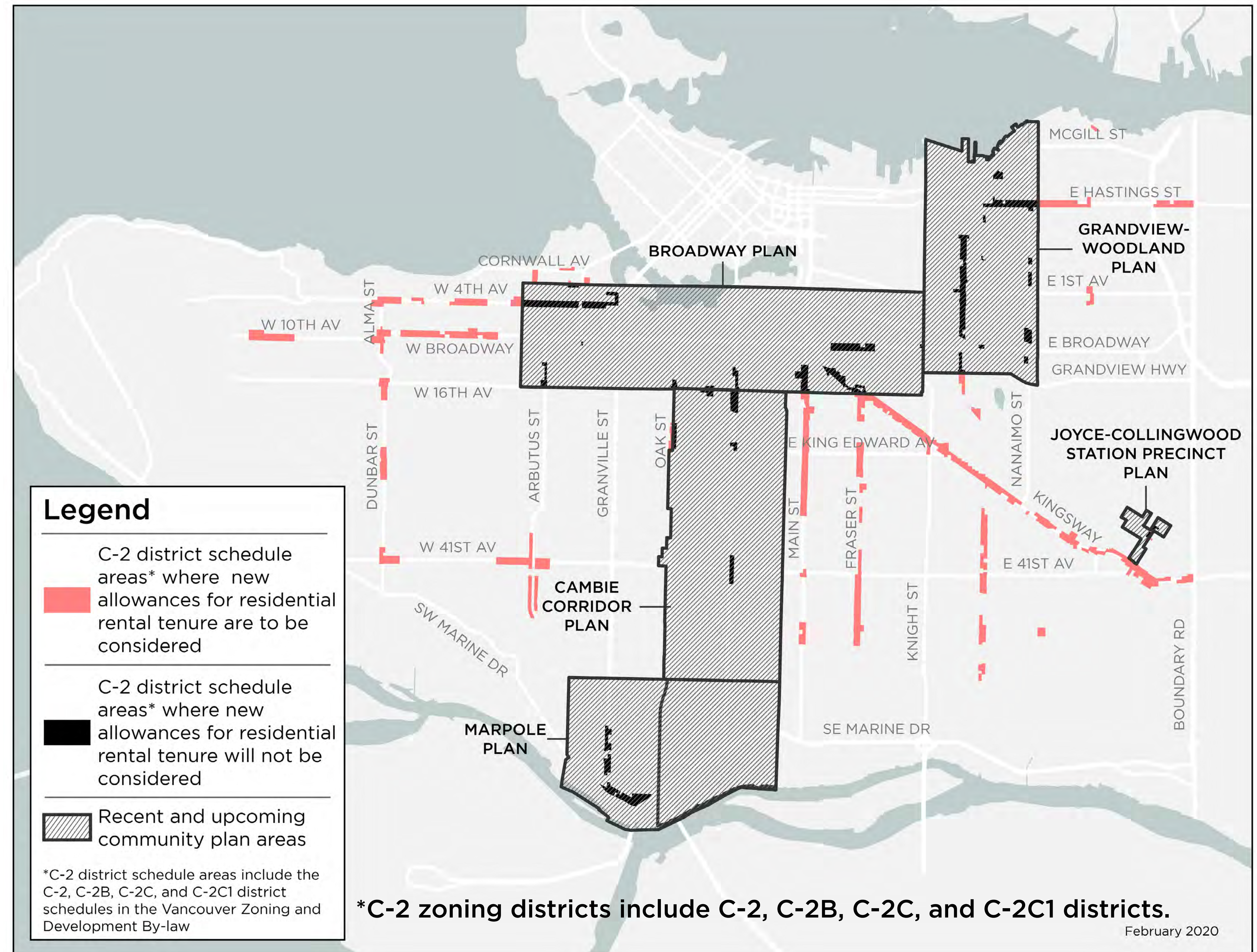
One of the key directions approved by Council in the Secured Rental Policy is to amend the zoning in select commercial areas so that building rental housing is simpler and faster.

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

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.












C-2: Rental In Local Shopping Areas

Proposed Changes and Intended Benefits

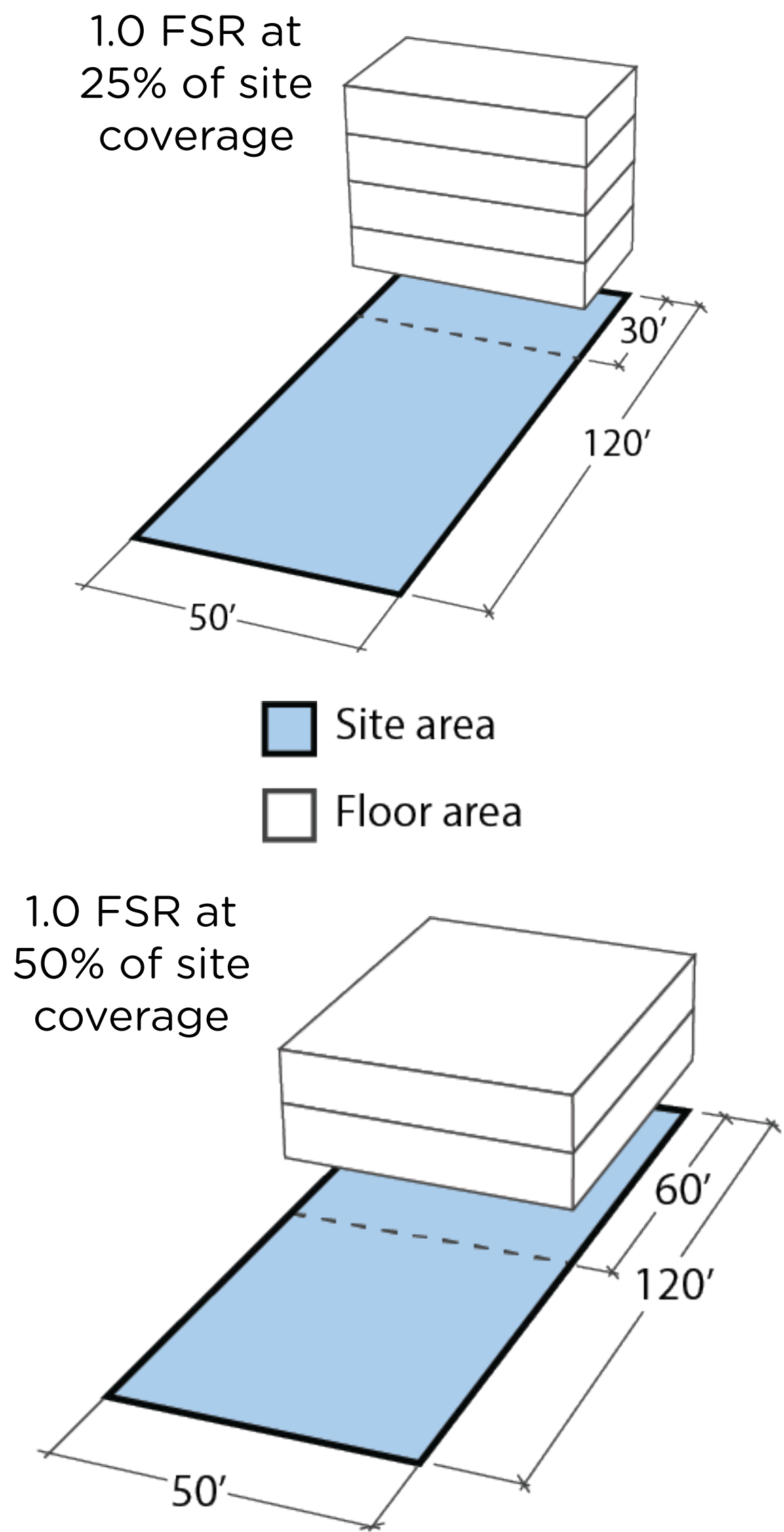


Based on Council direction, Staff are drafting zoning amendments in C-2 areas to better enable rental housing development. The proposed amendments are intended to help achieve the following desired outcomes.

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



C-2: Rental In Local Shopping Areas

Existing Buildings and Rental Protections in C-2



Currently, there are different mixed-use development options in C-2 commercial zones, which result in different building forms, housing tenures, and development processes. Recent changes mean that all existing rental housing in C-2 zones is protected by City By-law.

4 Storey Strata Buildings through a Development Permit

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 does not require a rezoning process and would be considered through a development permit application.



6 Storey Rental Buildings 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.



Protecting Existing Rental in C-2 Zones

The City's *Rental Housing Stock Official Development Plan By-law* protects against the loss of existing rental housing in certain areas by requiring 1-for-1 replacement in the event of redevelopment. On April 1, 2021, Council approved amendments to extend these protections to C-2 zones city-wide.



C-2: Rental in Local Shopping Areas

Overview of Zoning Changes for New Rental Development

Draft C-2 Zoning for Rental Development

- 6 storey building heights (up to 72 ft.)
- 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

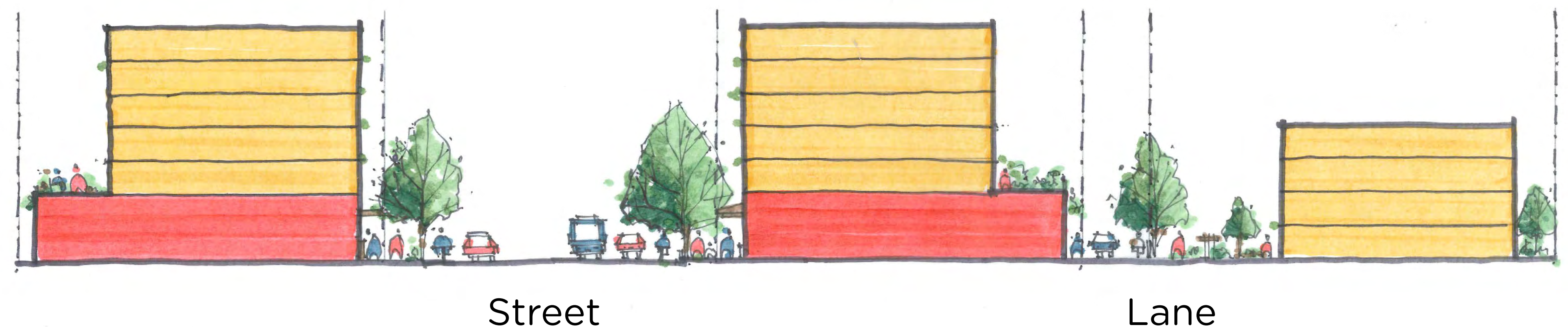
Relaxations of regulations may be considered in certain circumstances.

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

WIDER STREET RIGHT-OF-WAY



EXAMPLE: 100' Right-of-Way



C-2: Rental in Local Shopping Areas

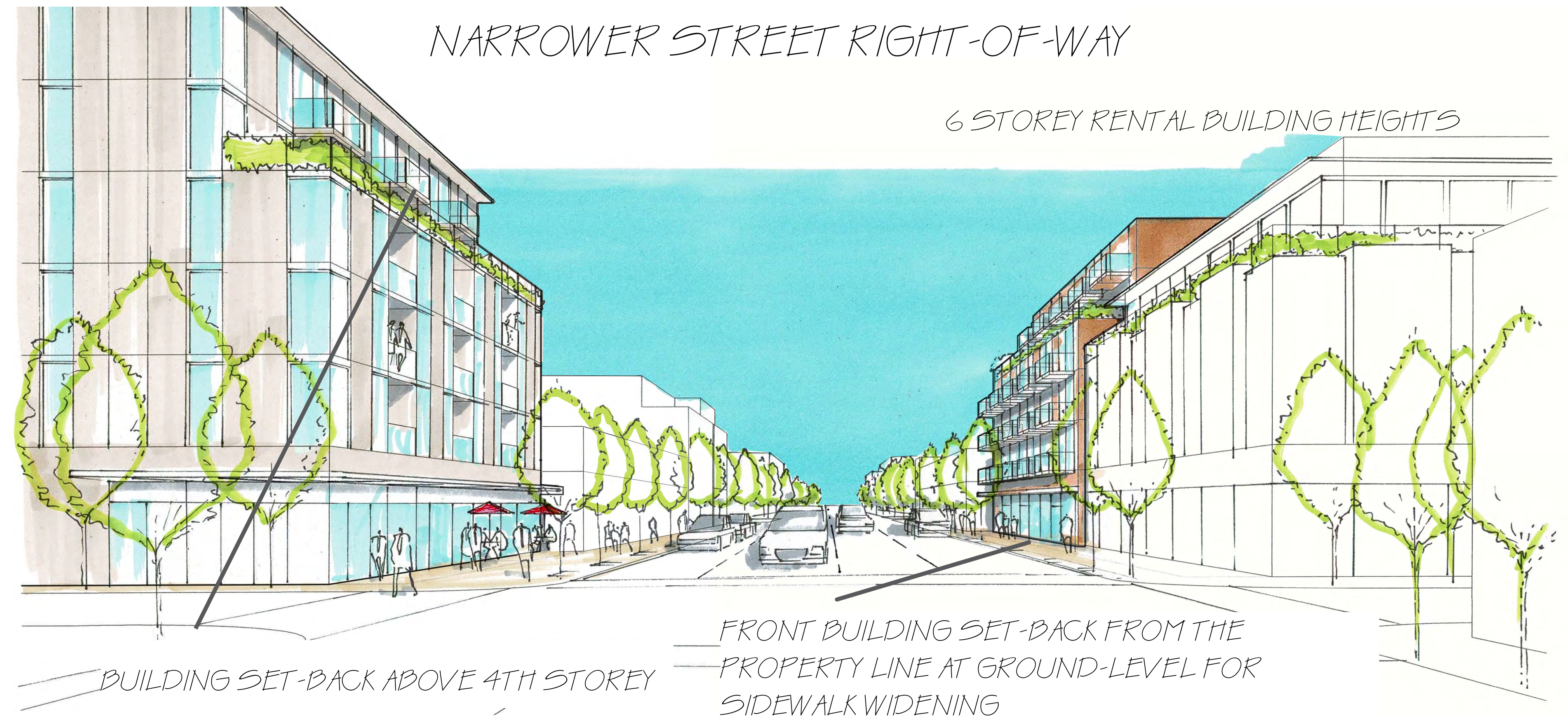
Overview of Zoning Changes for New Rental Development

Draft C-2 Zoning for Rental Development

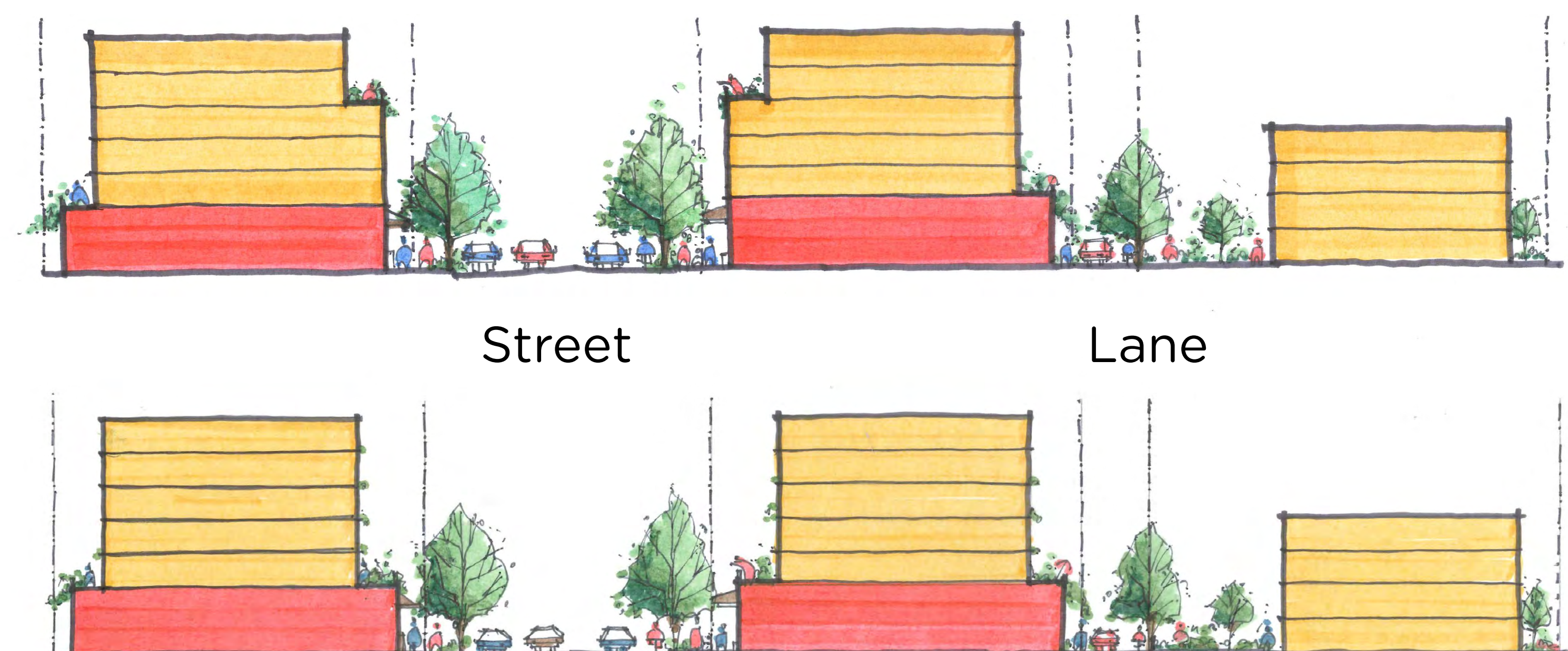
- 6 storey building heights (up to 72 ft.)
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
- Minimum building set-back of 5 ft. from the rear property line 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.

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



EXAMPLES:
80' Right-of-Way



C-2: Rental in Local Shopping Areas

Overview of Zoning Changes for New Rental Development



FRONT VIEWS OF 6 STOREY
RENTAL BUILDING FROM STREET

SET-BACK OF RESIDENTIAL
PORTION OF THE BUILDING



CORNER SITE ON A
NARROWER STREET



BUILDING SET-BACK
ABOVE THE 4TH
STOREY

REAR VIEWS OF 6 STOREY
RENTAL BUILDING FROM LANE



"L" SHAPED BUILDING
ON CORNER LOT

MID-BLOCK SITE AND
UNIFORM BUILDING
SET-BACK



C-2: Rental in Local Shopping Areas

Development Process Changes



Previous City rental incentive policies allowed for development of purpose-built rental housing up to 6-storeys in C-2 areas through a rezoning process. If Council approves the proposed amendments, **a rezoning process would no longer be required**. The process for rental housing in these areas would shift to a development permit process, which is the same process for new 4 storey strata development.

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 to the Zoning and Development By-Law, which requires Council approval at Public Hearing.

Rezoning Process



What is a Development Permit?

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.

The proposed changes would shorten the development process for new rental housing development in applicable C-2 zones by approximately 9 months to a year.



C-2: Rental In Local Shopping Areas

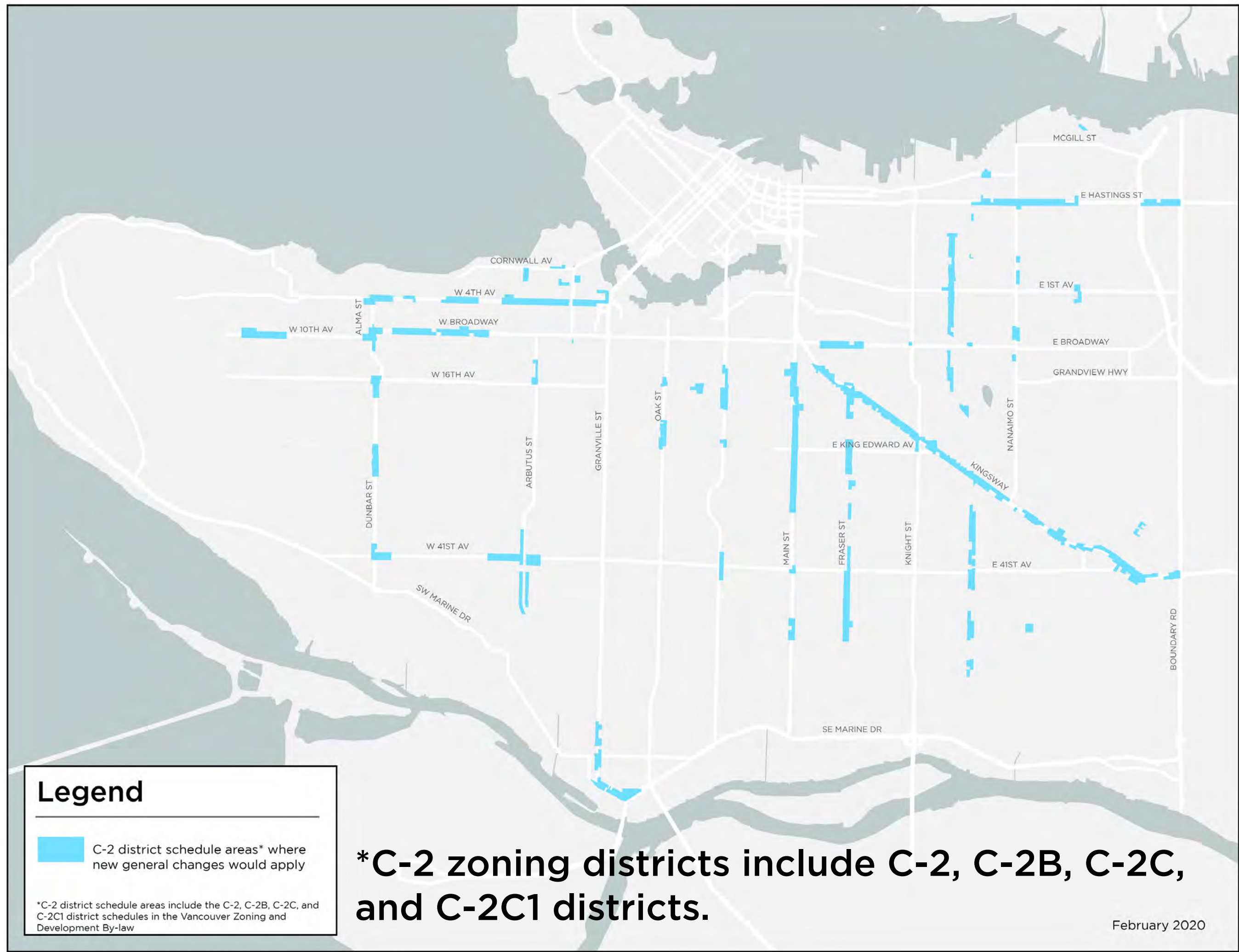
Proposed Changes For All New C-2 Development



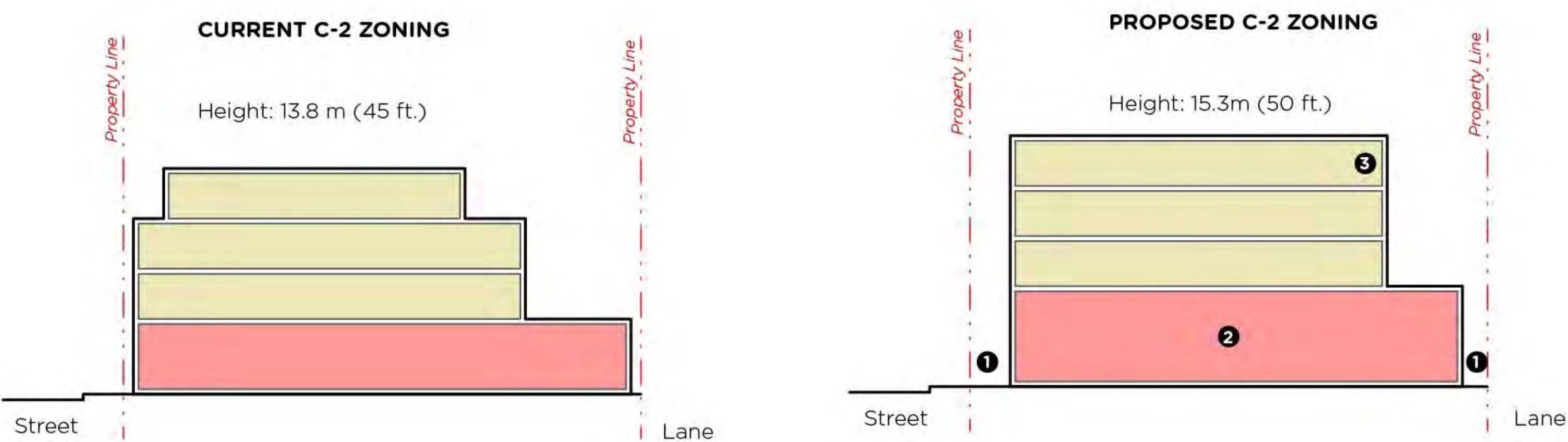
The proposed changes to commercial (C-2) zoned areas for new 6 storey rental development only apply outside the boundaries of a recent community plan or a community plan currently in progress.

In addition, minor changes are proposed to all 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 for 4 Storey Development



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

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

C-2: Rental In Local Shopping Areas

Examples of Building Design



4 Storey Mixed-Use Building Under Proposed Regulations

As Seen From the Street



As Seen From the Lane



Rezoning Policy Updates for Low Density Areas

Proposed Changes

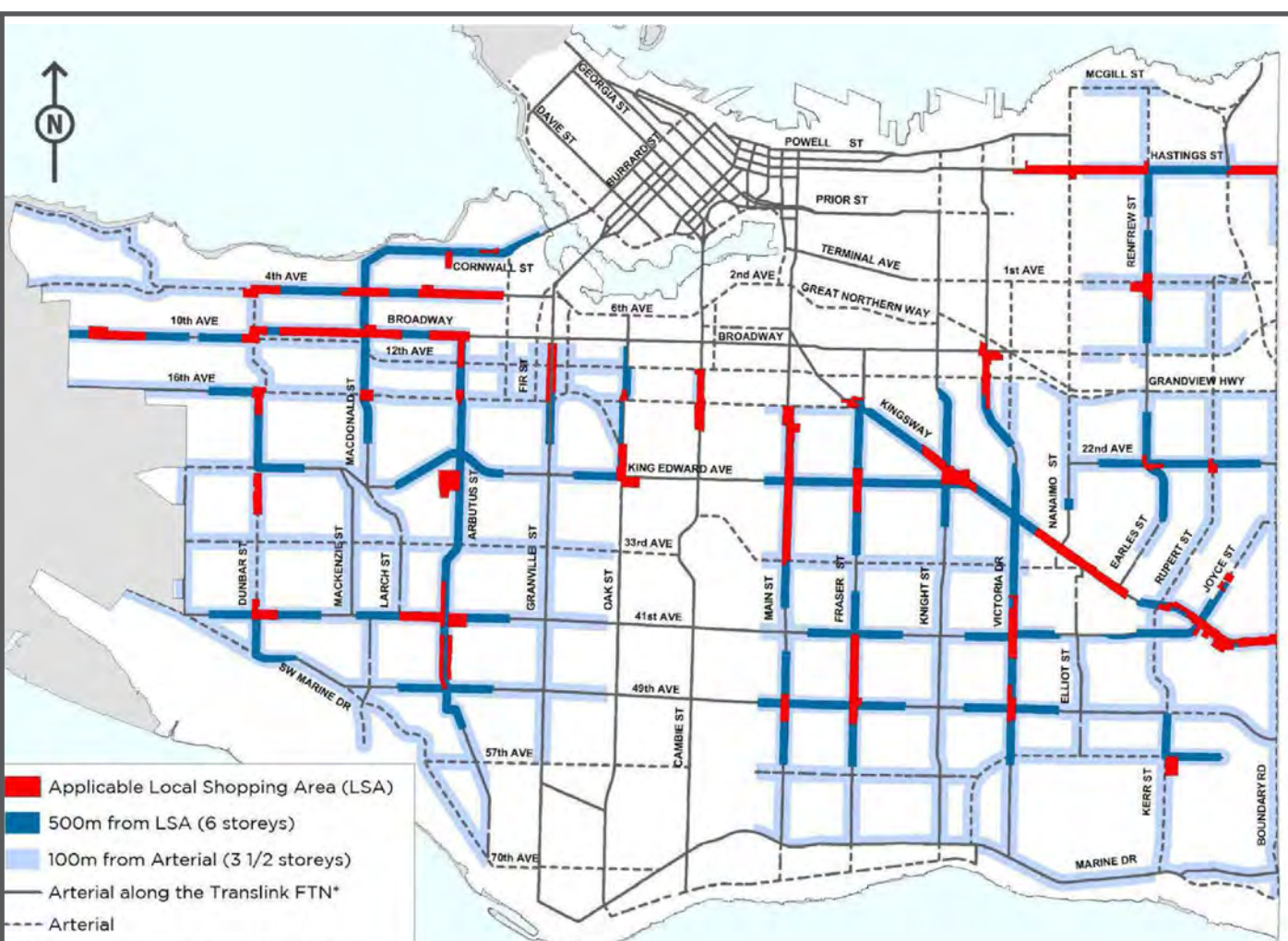


Implementation of Council Direction

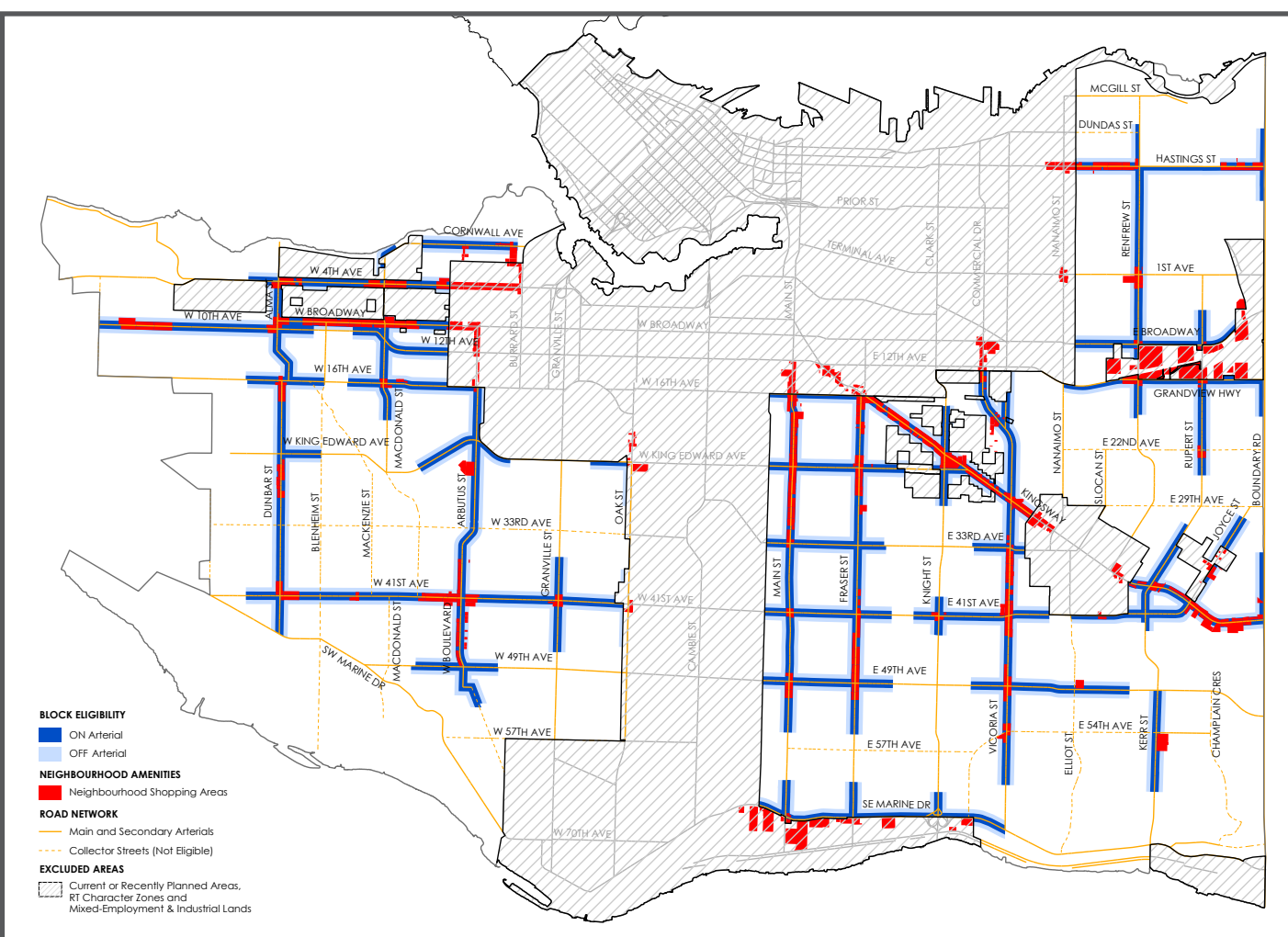
The Secured Rental Policy builds on the Affordable Housing Choices Interim Rezoning Policy, which has enabled opportunities for new rental buildings in low density areas (zoned RS or RT) since 2012. Two key updates will make it easier to build new rental housing in these areas:

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 	 <p>Streamline Process, Clarify Requirements</p>
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 	 <p>Increase Housing Choice</p>  <p>Diversify Rental Housing Options</p>
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 	 <p>Respond to the Climate Emergency</p>  <p>Improve Livability of Rental Housing</p>  <p>Help Enhance Local Shopping Areas</p>
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 	 <p>Increase Housing Choice</p>  <p>Diversify Rental Housing Options</p>  <p>Help Enhance Local Shopping Areas</p>
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 	 <p>Increase Housing Choice</p>  <p>Respond to the Climate Emergency</p>
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) 	 <p>Improve Livability of Rental Housing</p>  <p>Diversify Rental Housing Options</p>

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

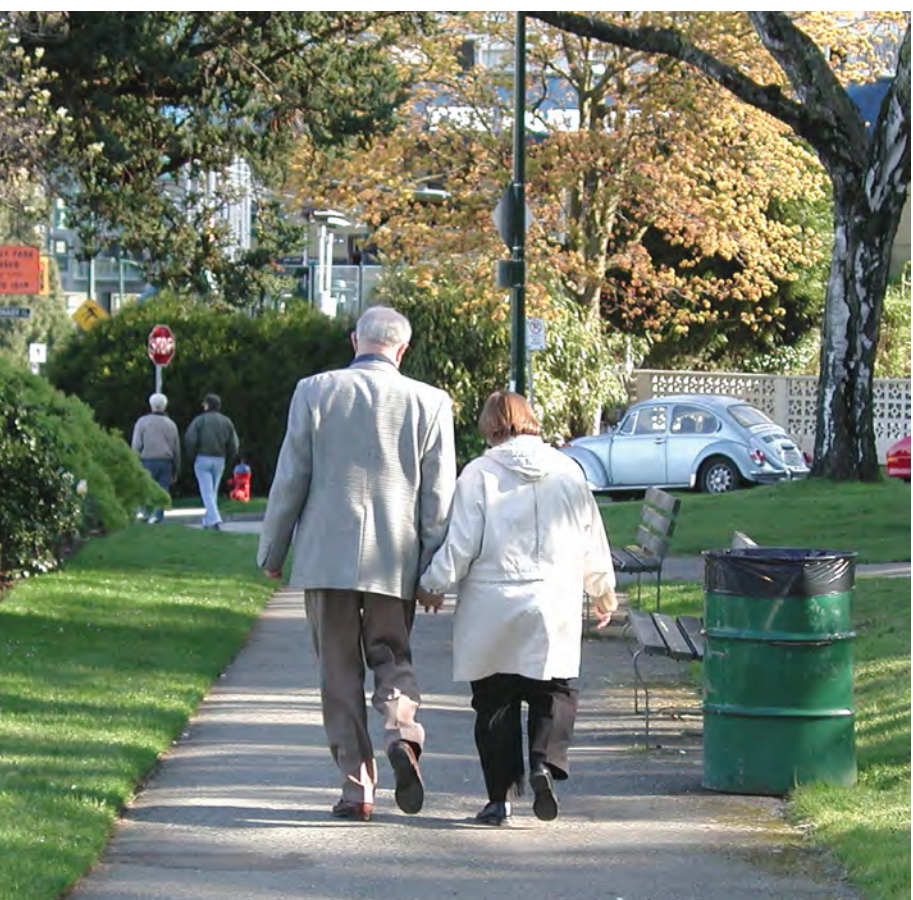
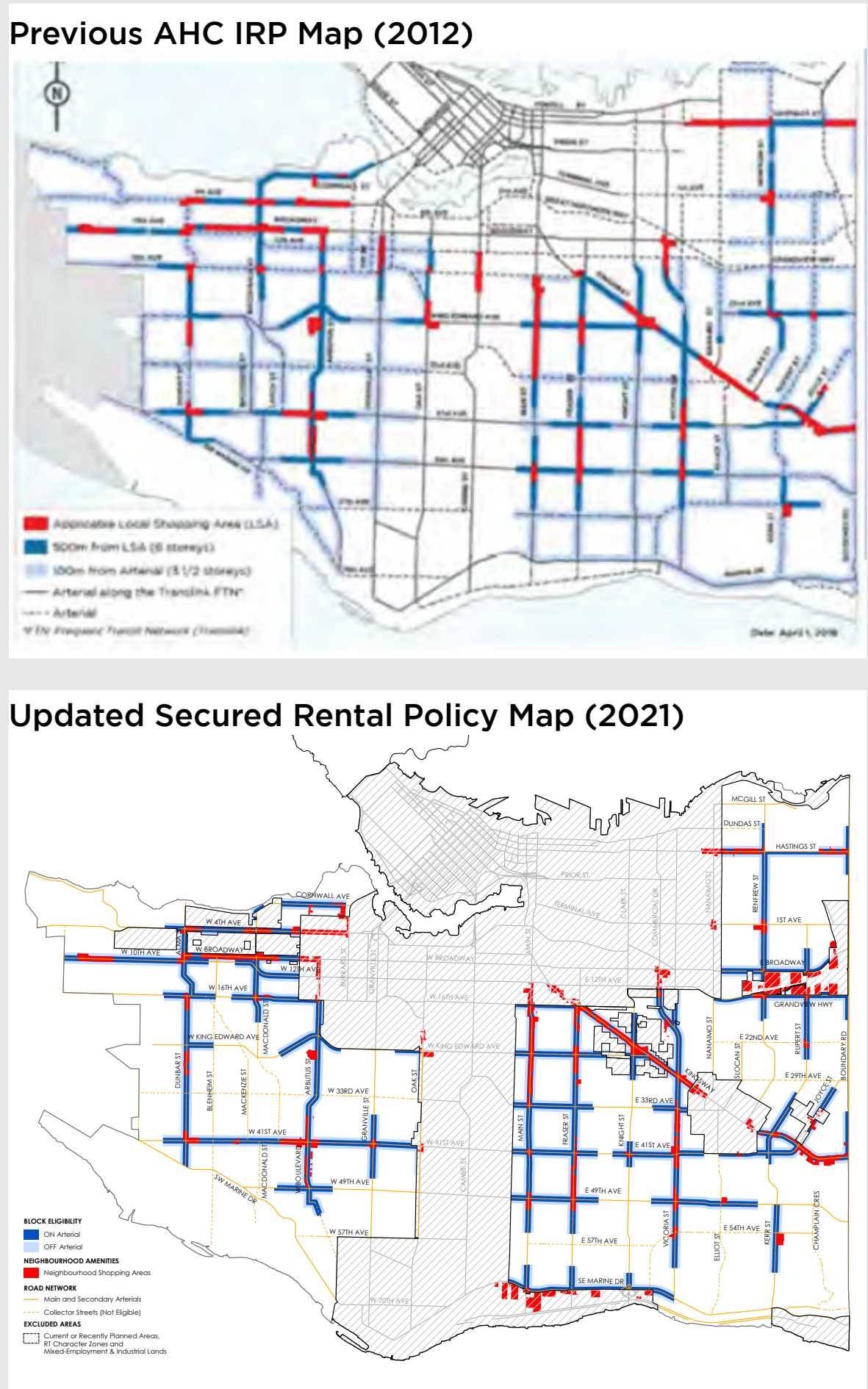
Eligible Areas: Comparing the Secured Rental Policy with Previous Policy

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.

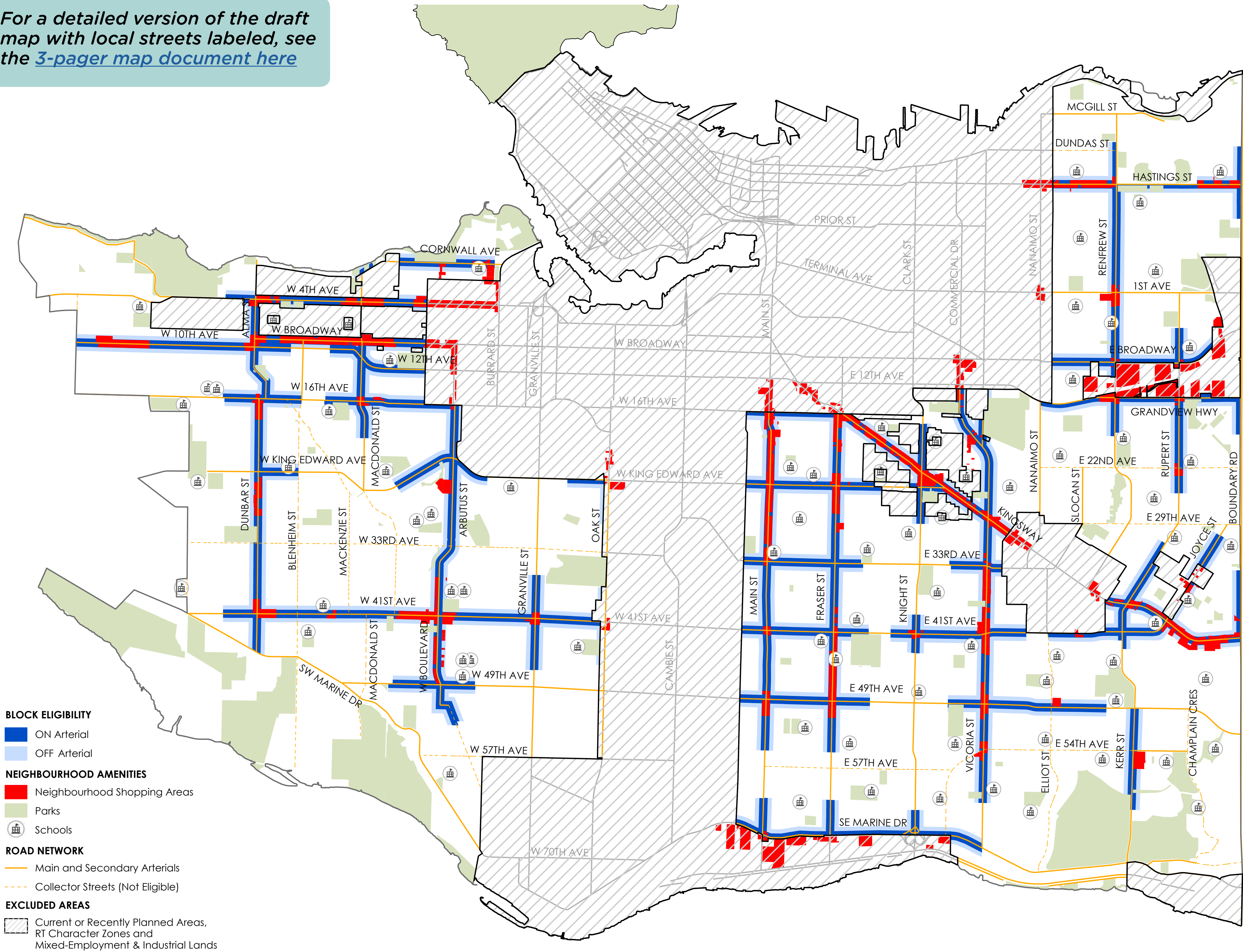


Rezoning Policy Updates for Low Density Areas

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

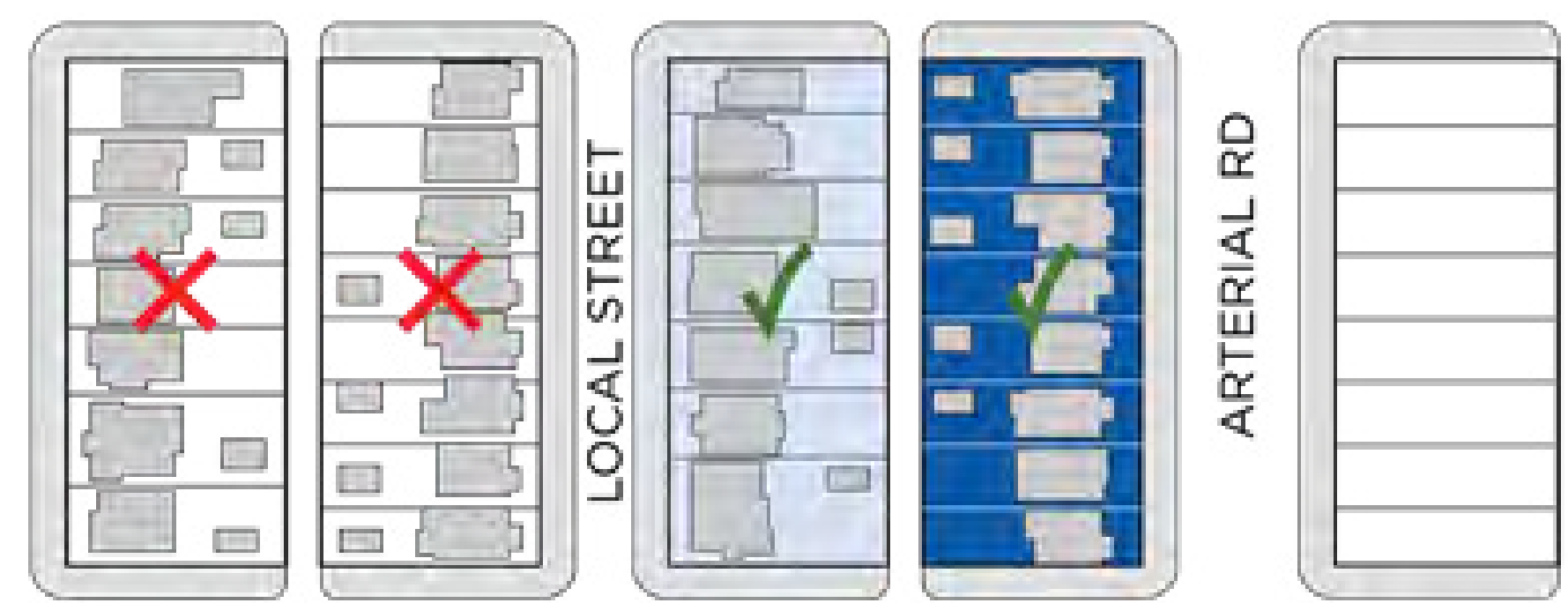
Eligible Areas



Diagrams to Explain the Eligibility Map

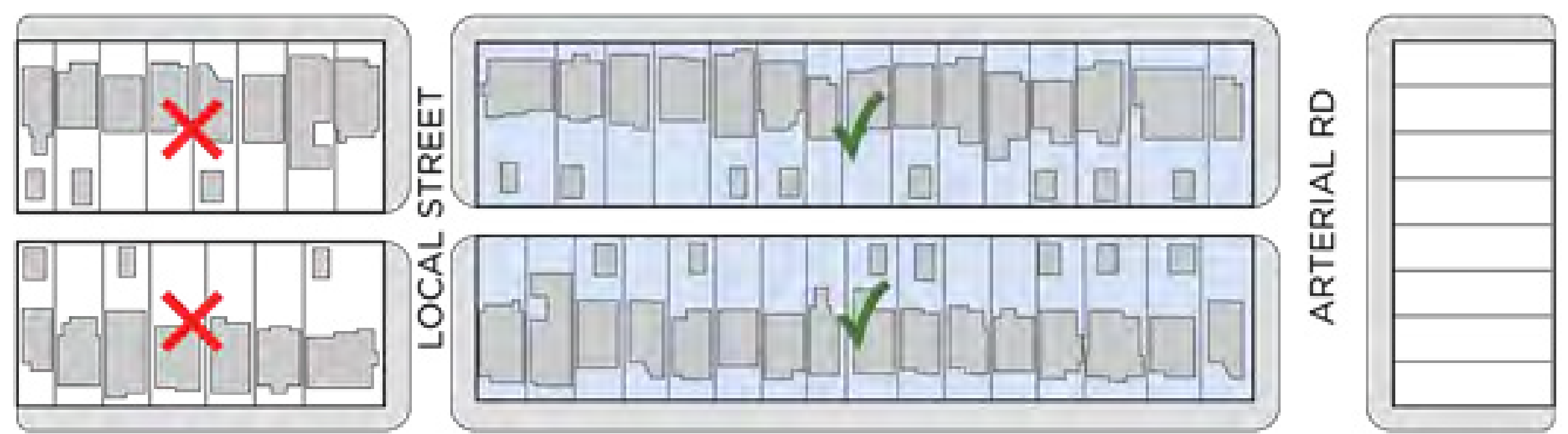
Parallel Blocks

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.



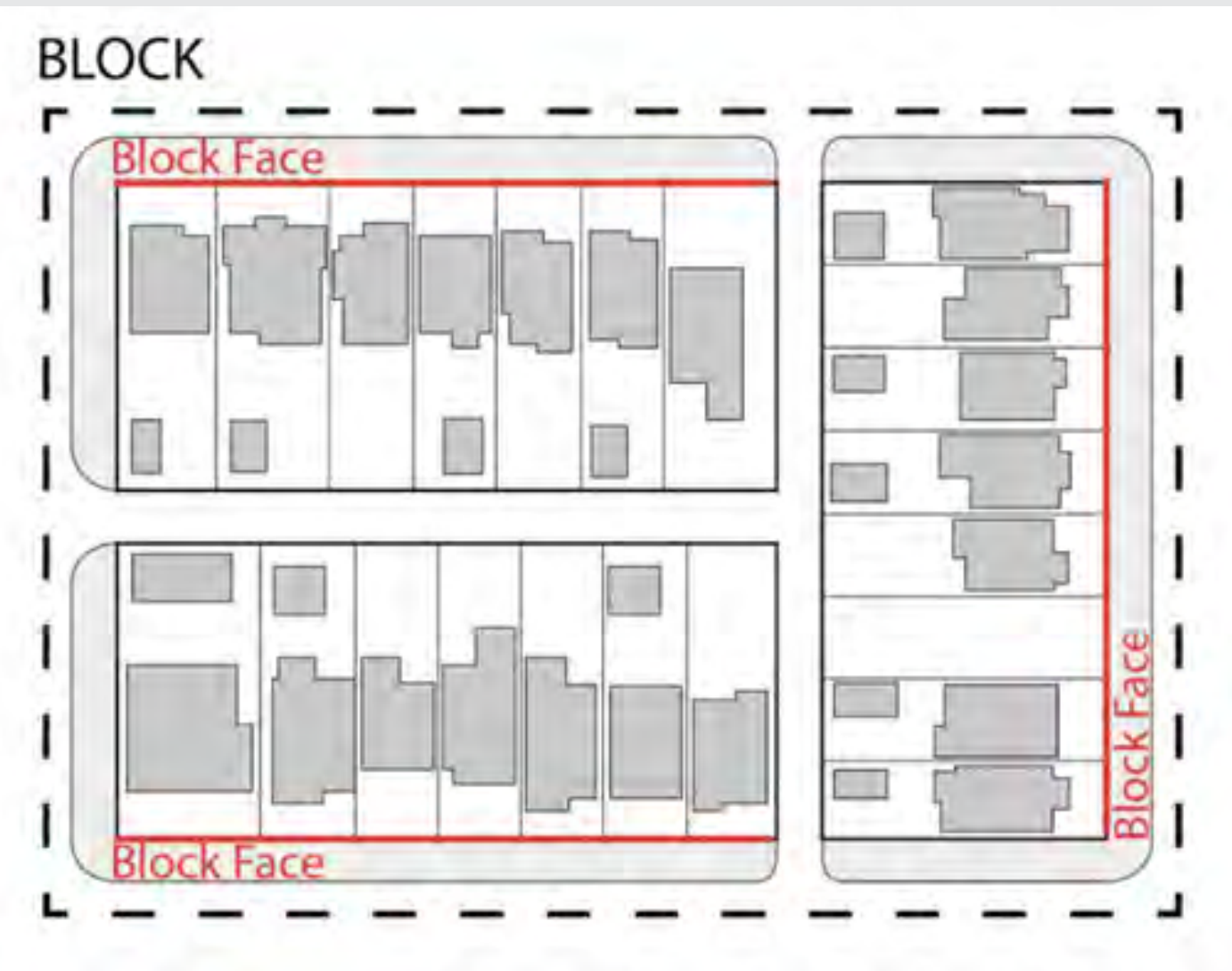
Mixed Blocks

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

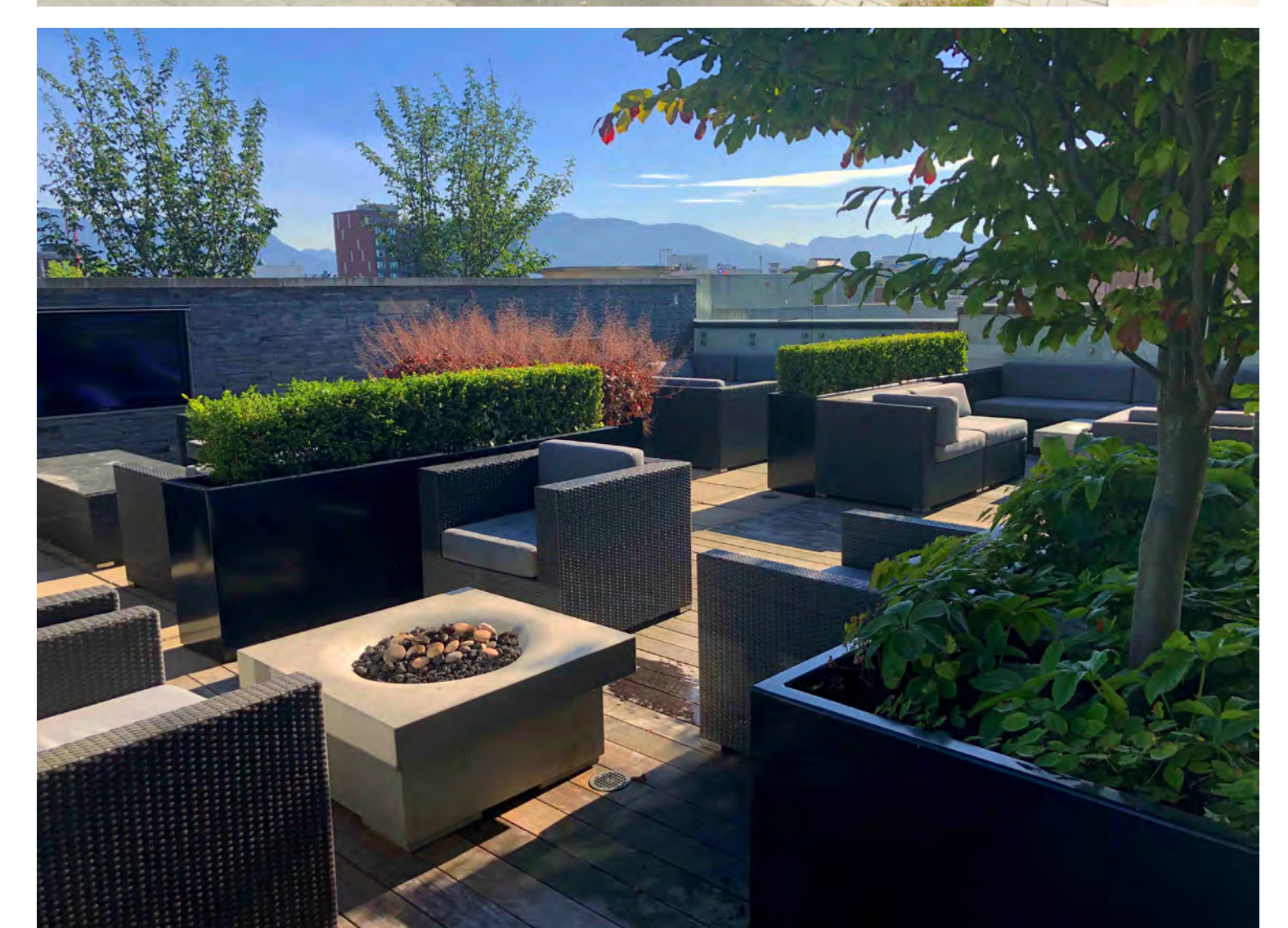
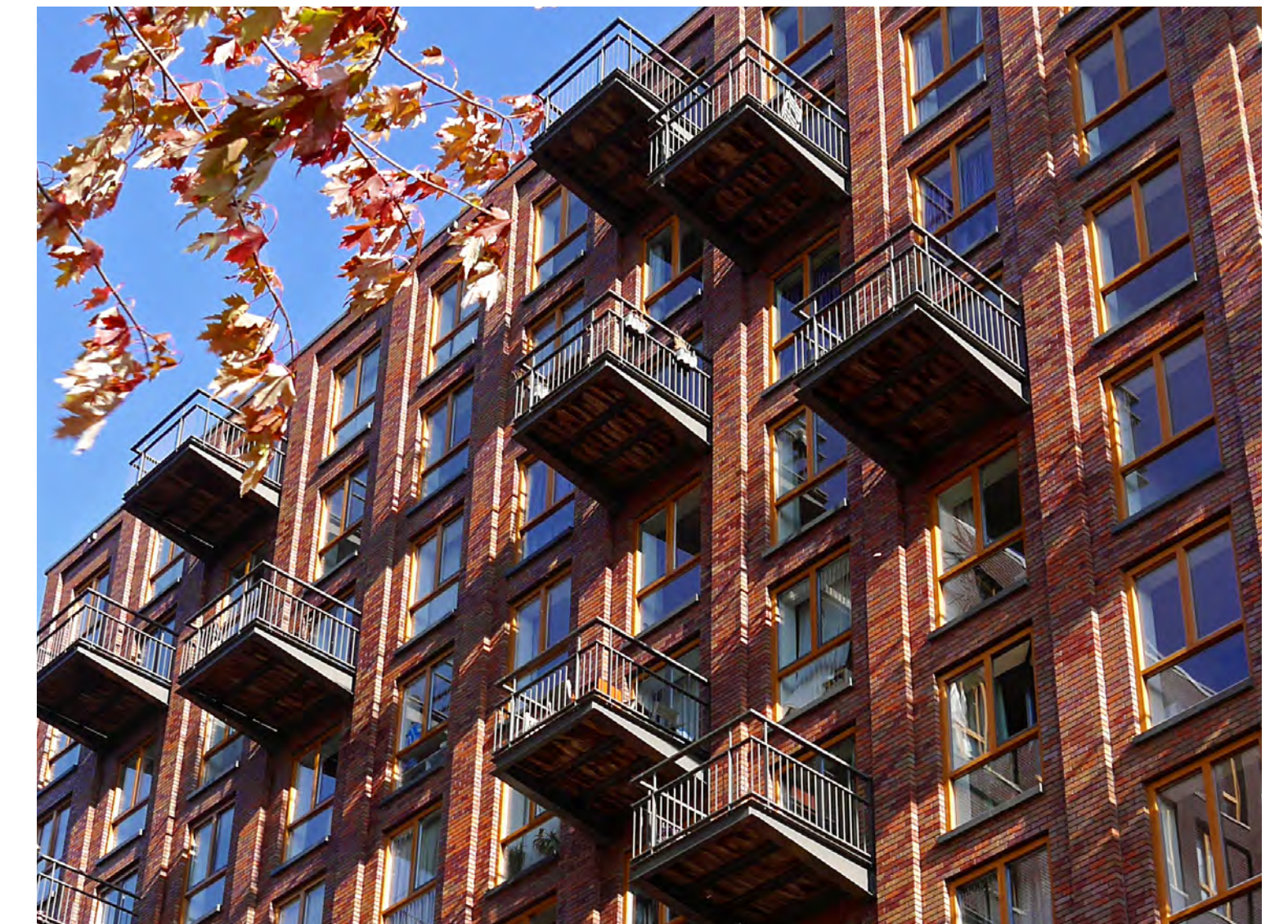
- Encouraging use of rooftops will provide common outdoor amenity space for residents
- Providing options for external bulk storage can mitigate the compromise of unit layouts and livability that can result from in-suite storage rooms

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

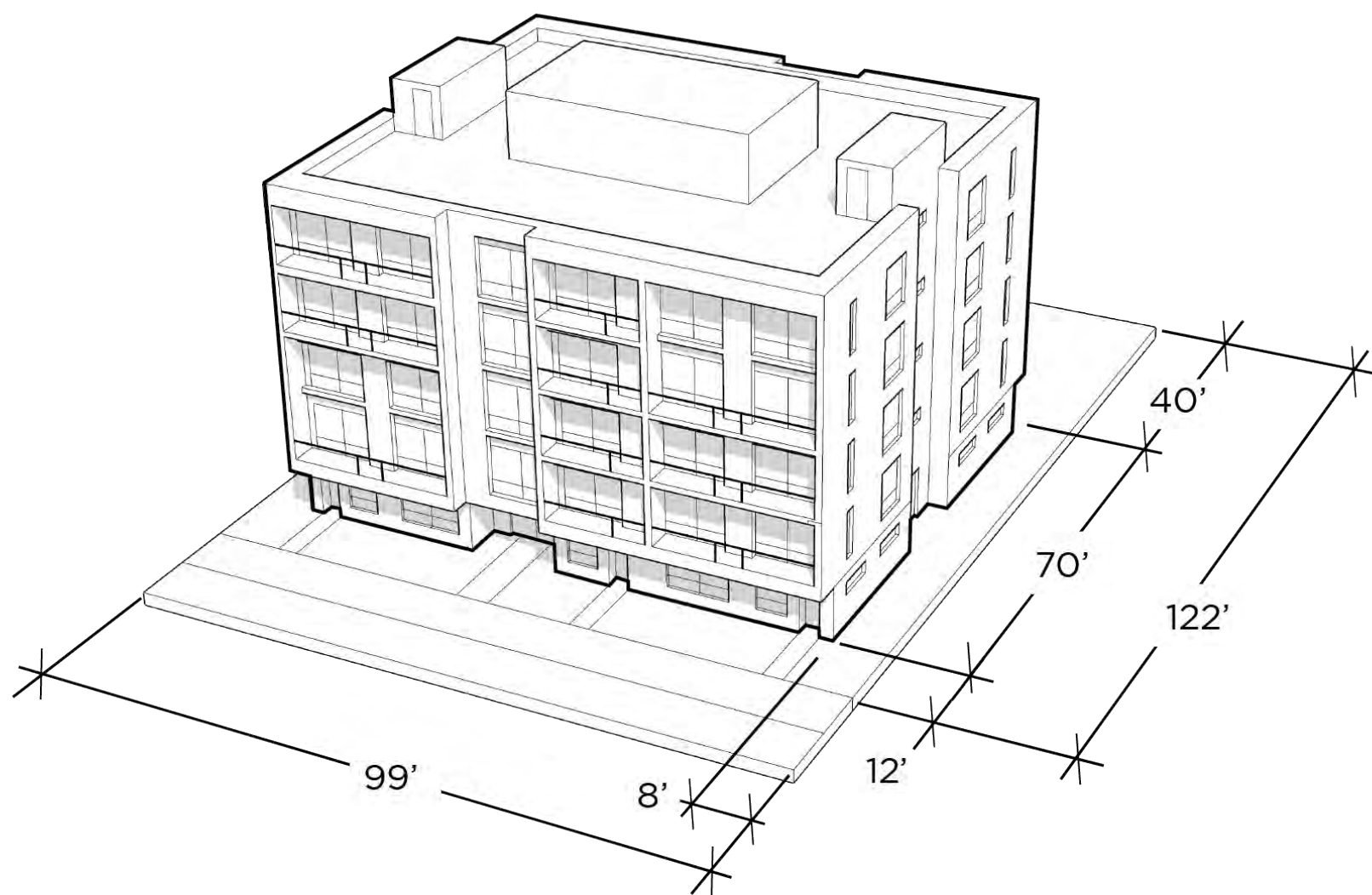


On Arterial Roads: Residential Buildings

- 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

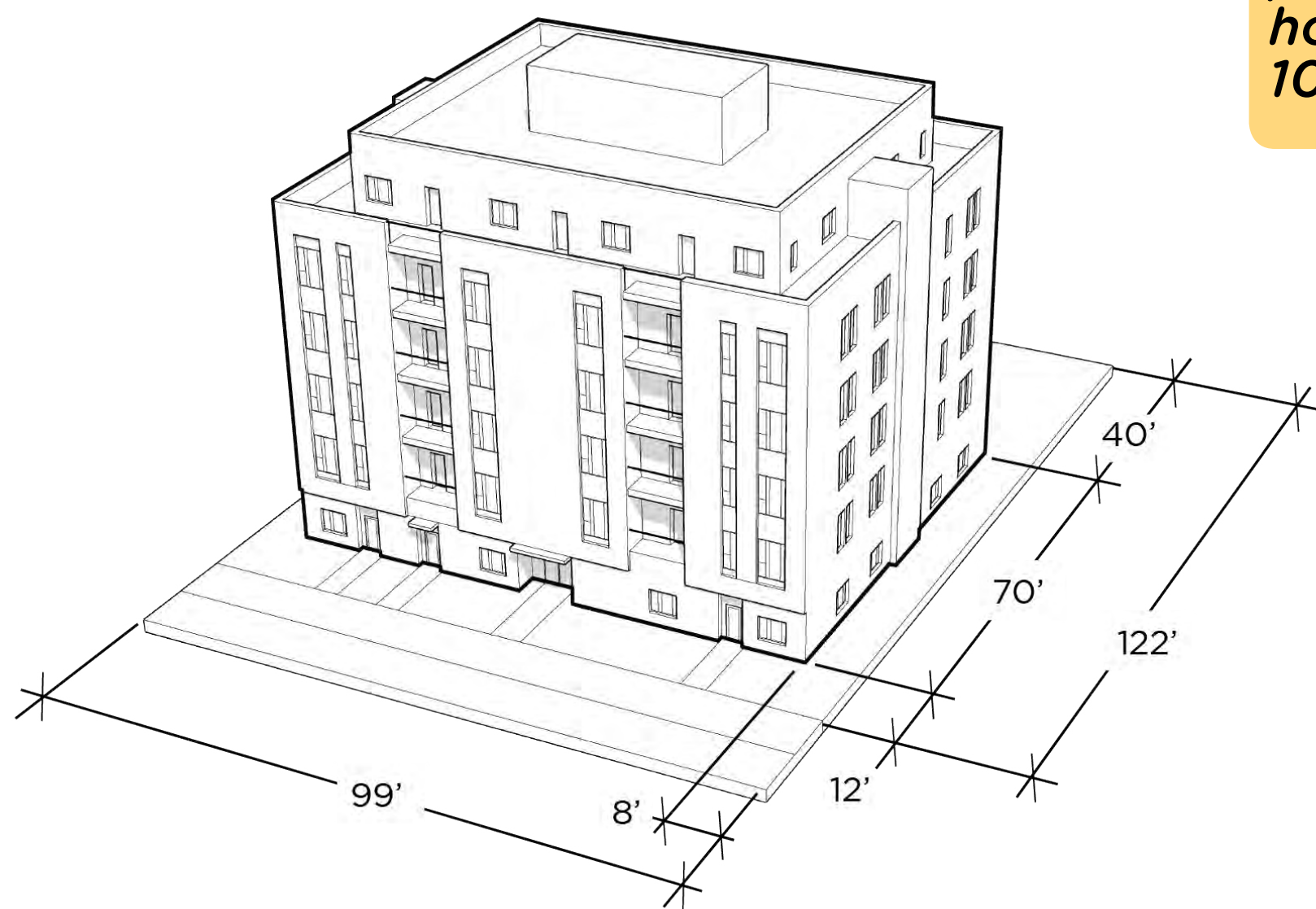


PROPOSED REGULATIONS:

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.

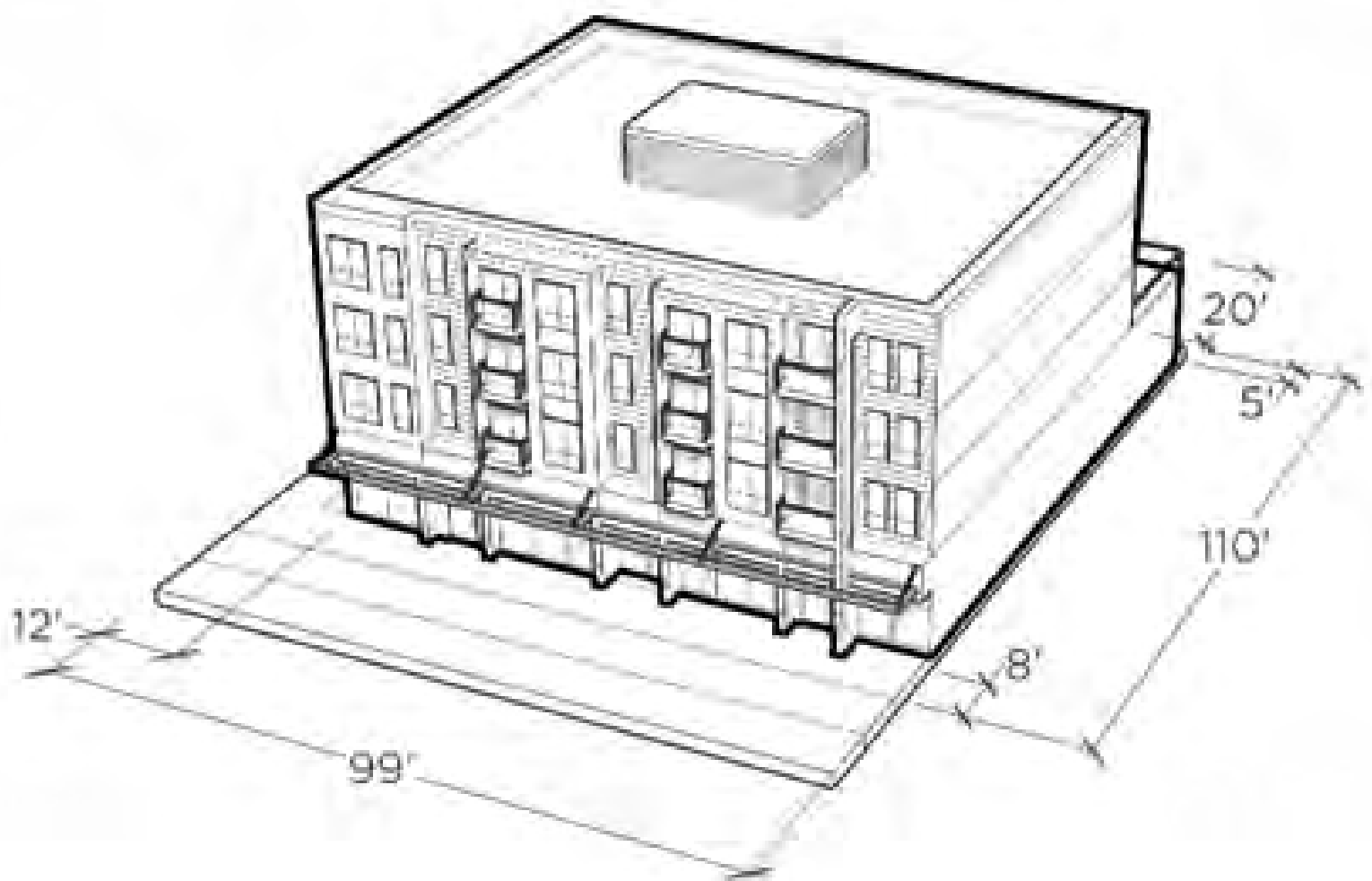
- At commercial intersections (e.g. where 2 or more corners have existing shops) or on blocks with commercial zoning (e.g. C-2) mixed-use would be required
- Mixed-use buildings would be allowed on other sites that have a corner lot or that encompass a whole block face
- Mixed-use buildings would be 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



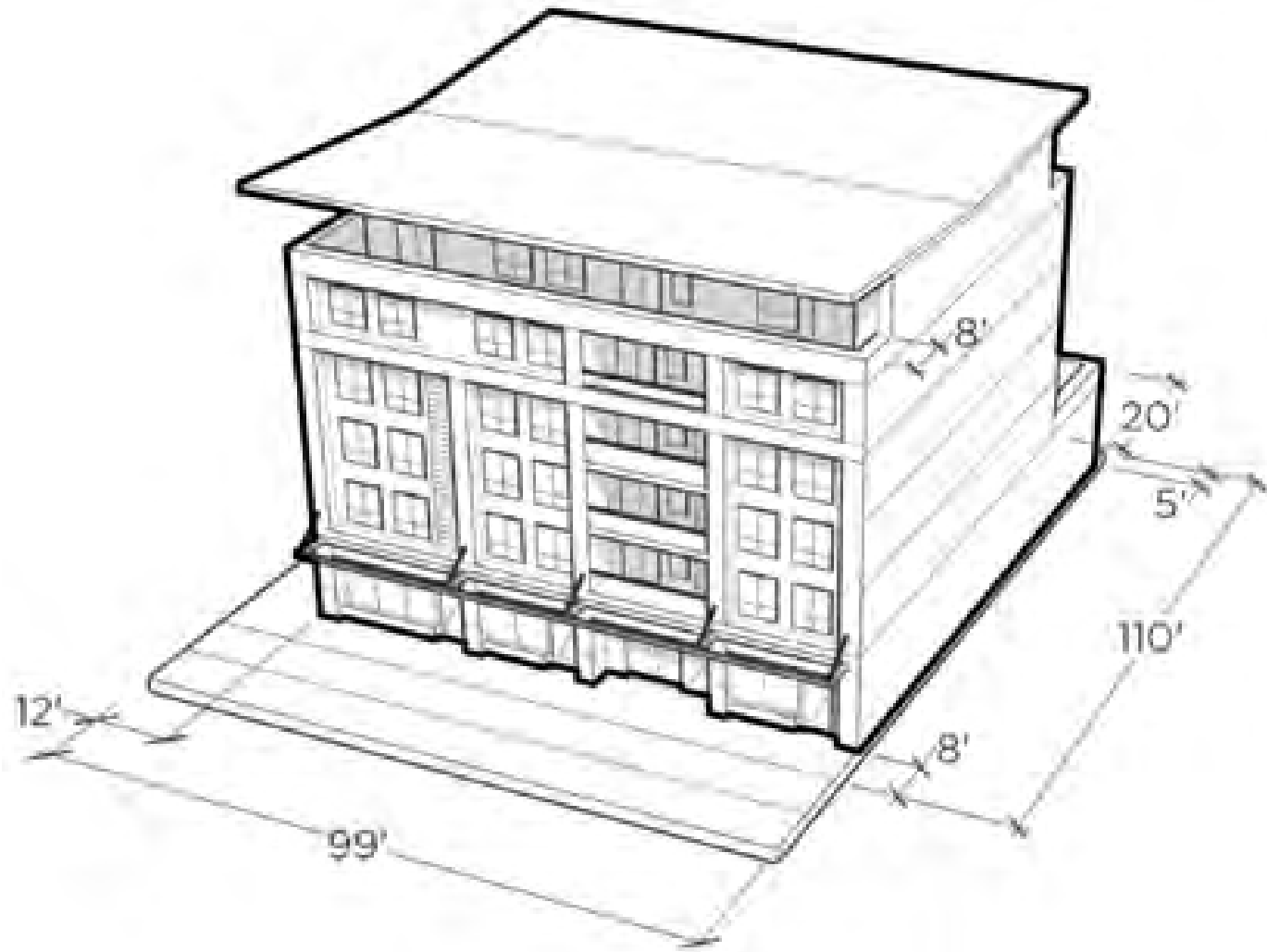
PROPOSED REGULATIONS:

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

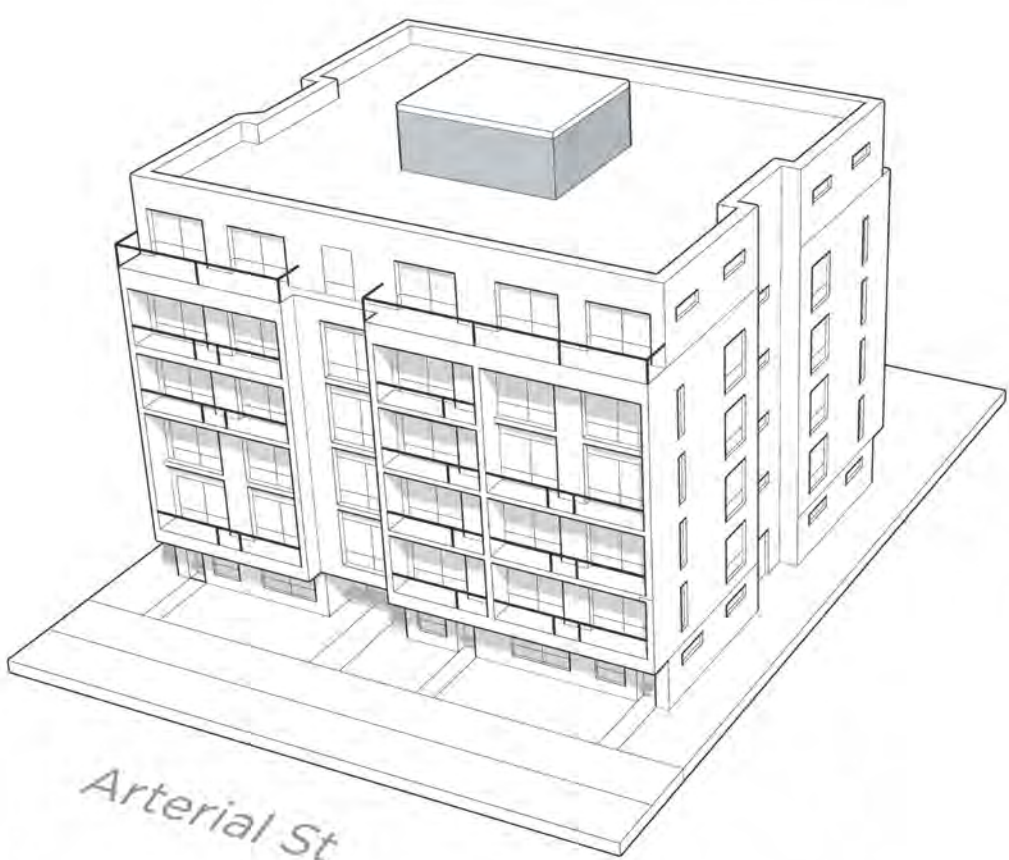


On Arterial Roads: Improving Opportunities to Streamline New Social Housing

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.



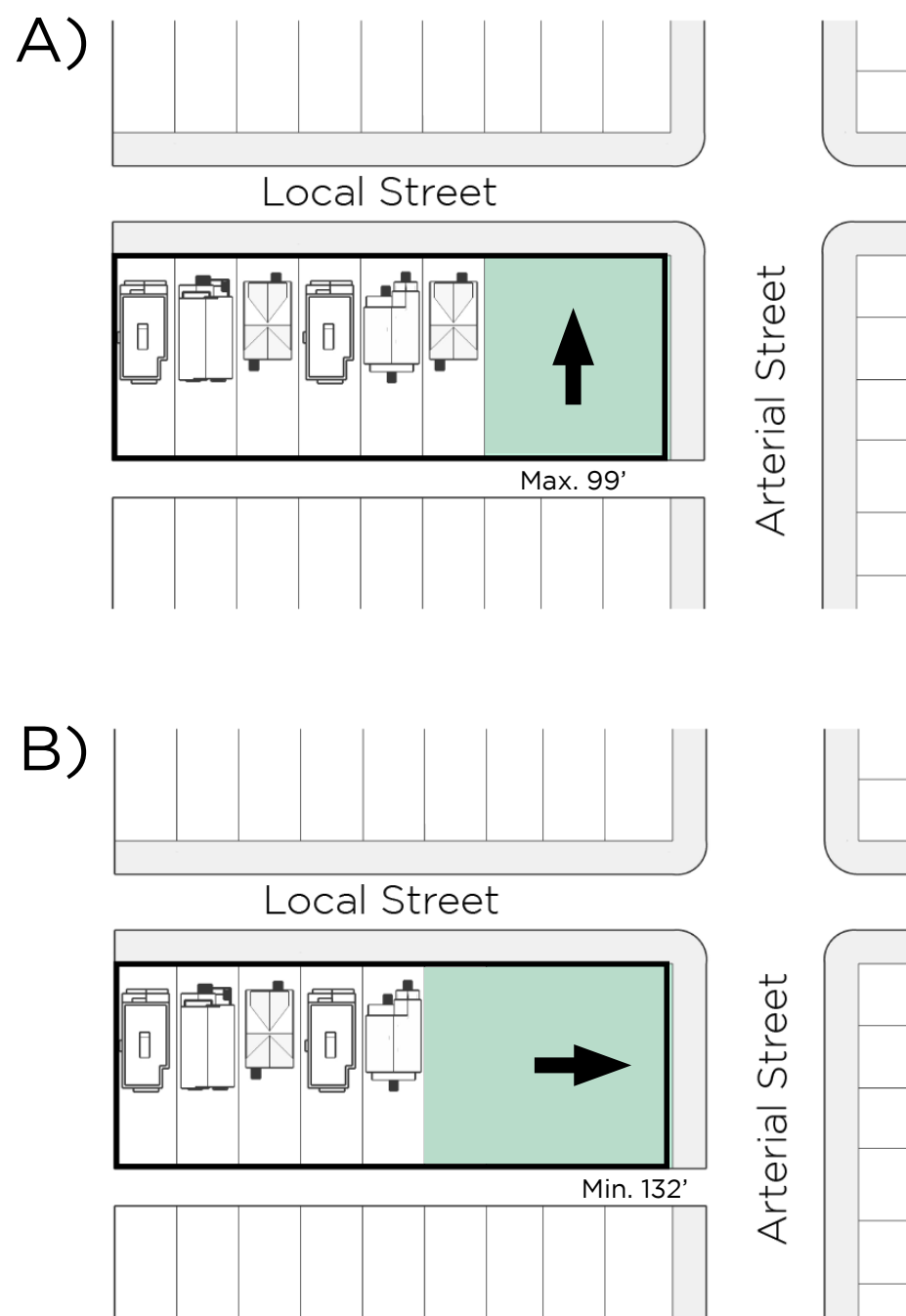
Example Corner Site

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.

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.

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

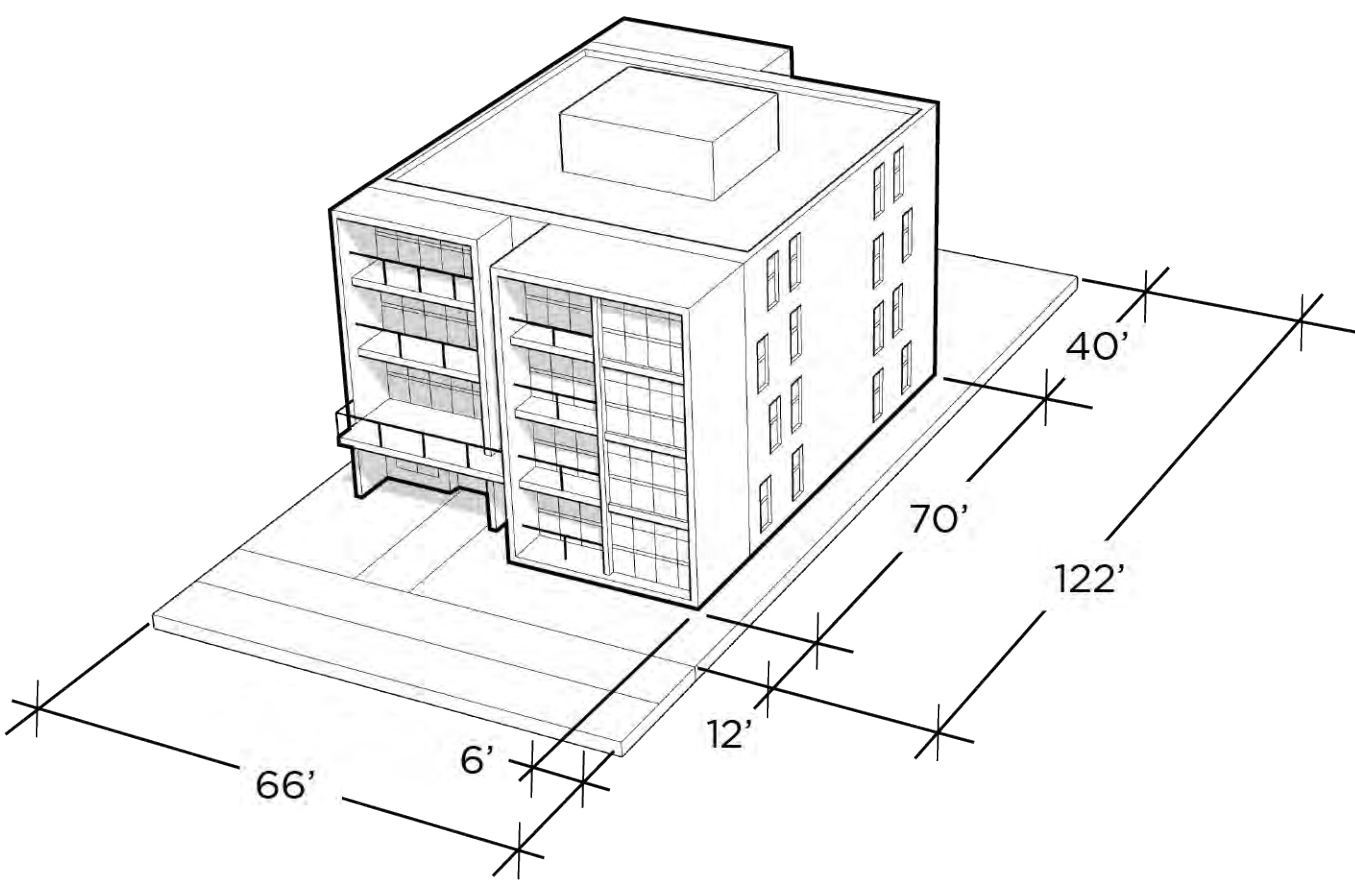
- Rezoning to 4 storey apartments, townhouses up to 4 storeys or 3 storey multiplexes may be considered

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



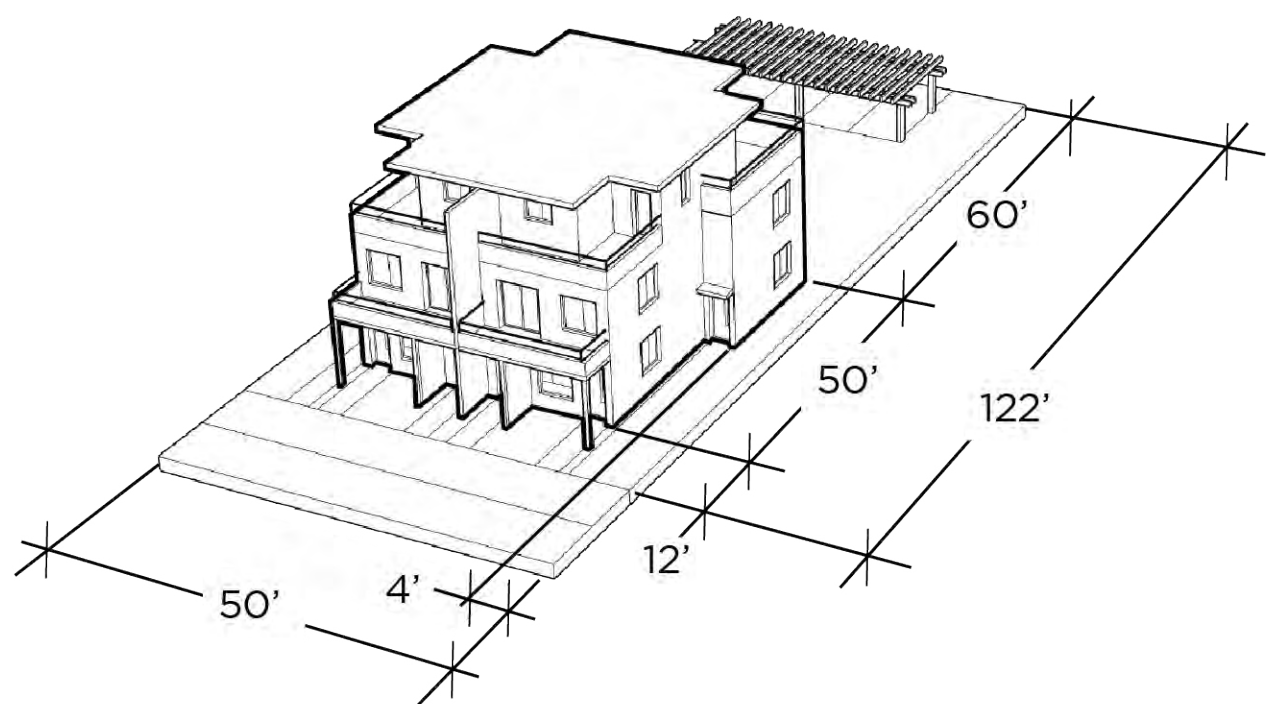
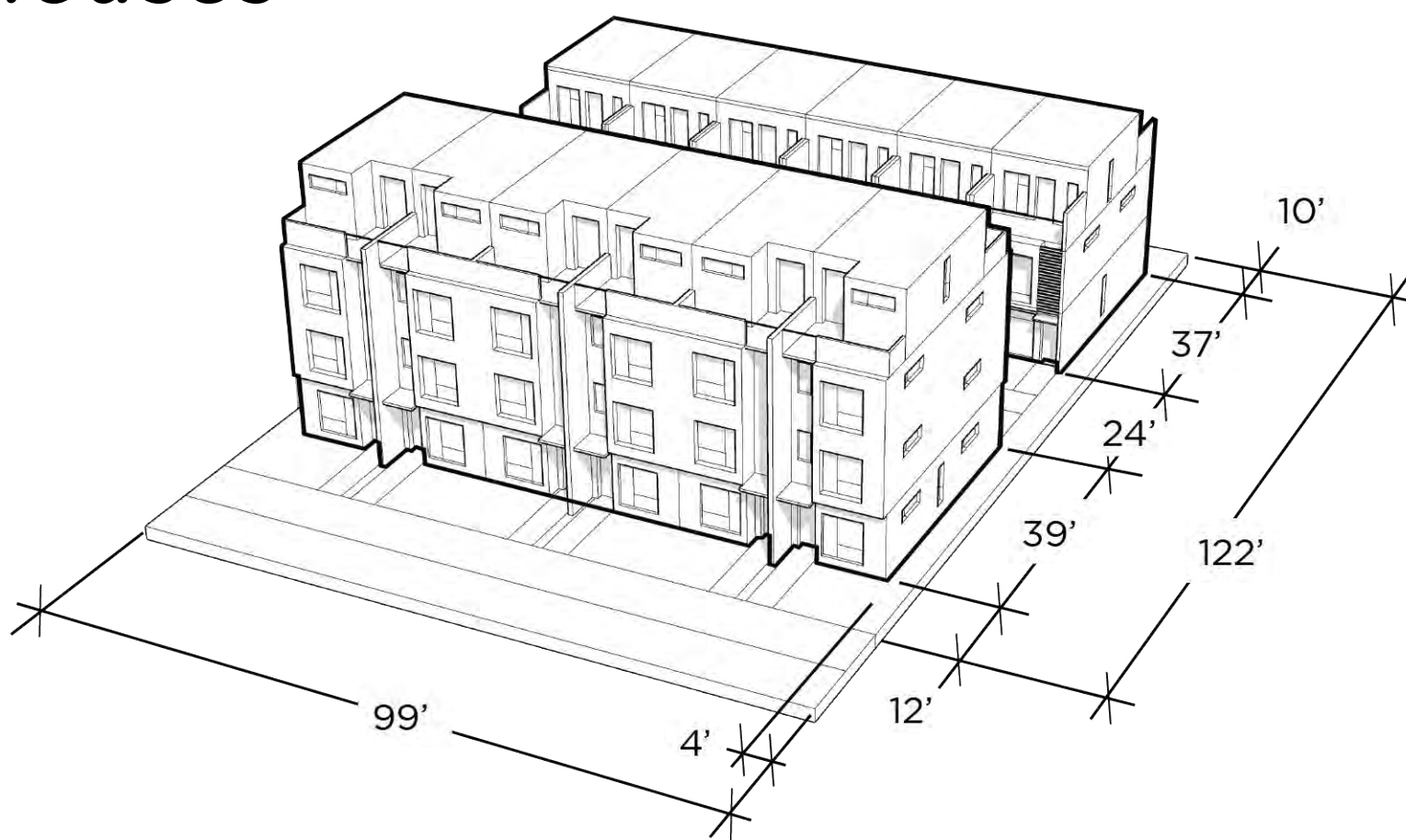
PROPOSED REGULATIONS:

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

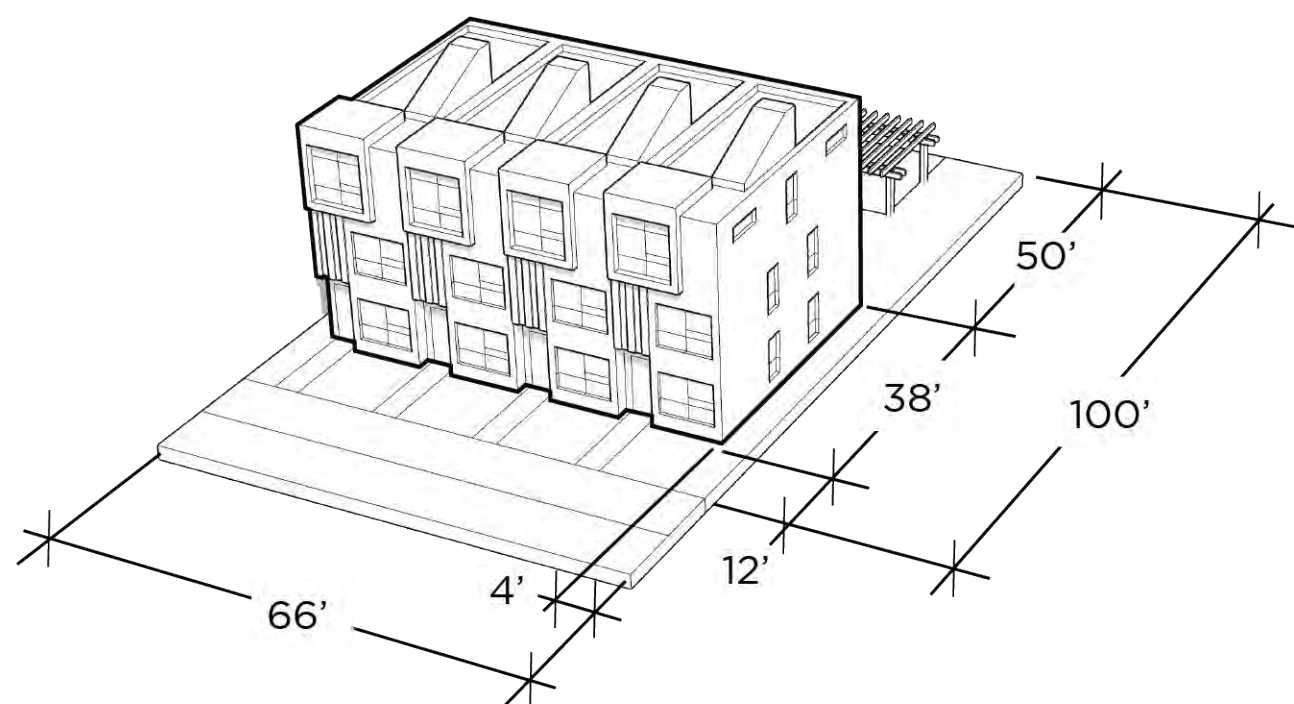


4-storey Townhouse (Similar to RM-12N)

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.)

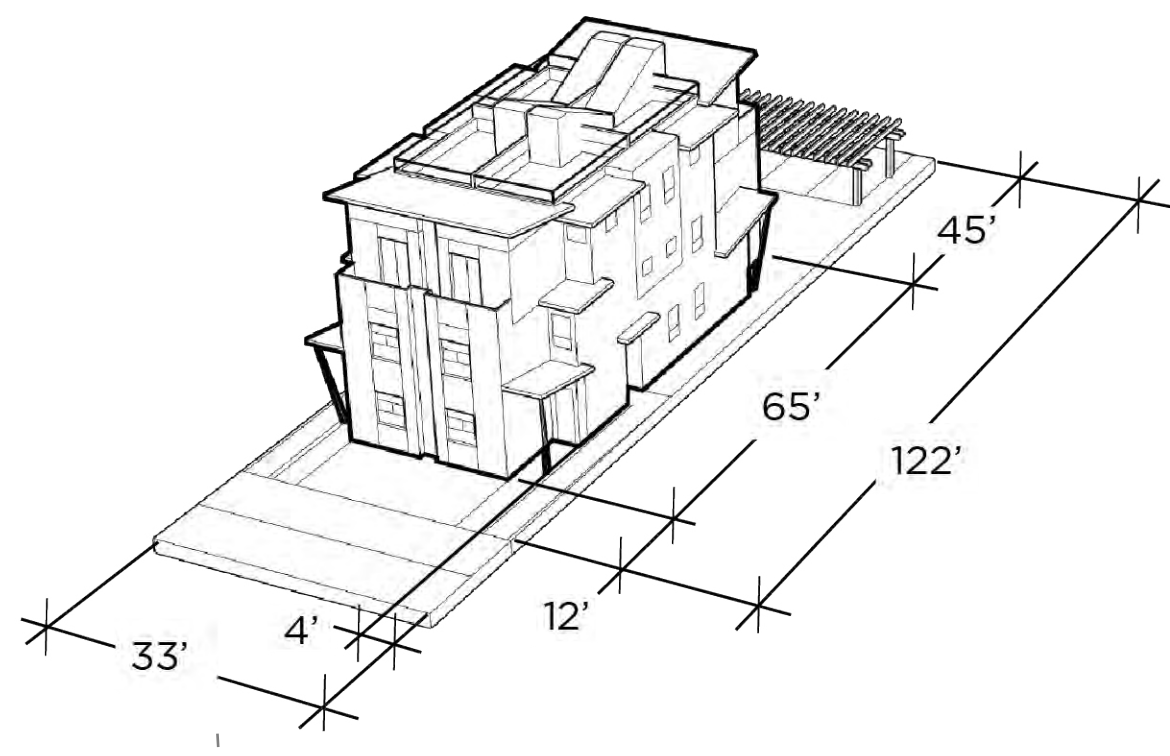
Front Yard: 12 ft. min.
Courtyard: 24 ft. min.
Rear Yard: 10 ft. min.
Side Yard: 4 ft. min.

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.

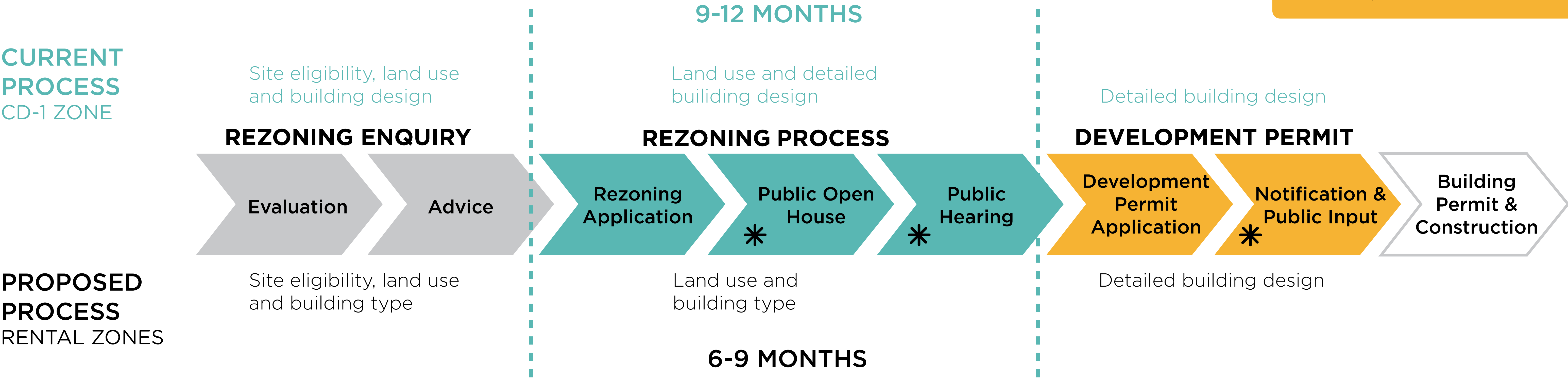
What is Rezoning?

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.

Streamlining Rental



Next Steps

Following the current opportunity for public input, staff will analyze and summarize the findings along with all public feedback received in the previous rounds of engagement. A preliminary summary and update to Council is anticipated for late July 2021 as part of the Vancouver Plan Quick Start Action report. Following that, a complete report back with recommendations on the proposed changes to implement the Secured Rental Policy will be presented for Council’s consideration in early fall 2021.

Streamlining Rental Process



How to Get Involved

The City’s engagement processes have pivoted to online methods in light of the COVID-19 pandemic. Please take an opportunity to review these boards, and consider providing your feedback.



- Share your thoughts via the comment form
- Fill out the survey
- Attend a virtual information session - June 1 or 3, 2021

Find details on all three at shapeyourcity.ca/rental-rz

Have Questions?

Contact us directly via shapeyourcity.ca/rental-rz or:



housingpolicy@vancouver.ca



3-1-1



Rezoning Policy Updates for Low Density Areas

Secured Rental Policy - Draft Eligibility Map (Updated May 2021)

The City of Vancouver has had a policy supporting rental housing in low-density residential areas since 2012. To encourage more secured rental housing, improve livability and address climate change, Council updated the policy in 2019. We are now working to refine and implement the policy.

Locational Requirements

The Secured Rental Policy enables rezonings to be considered for sites in low density areas (RS and some RT zones) within a short walk or roll of daily need, including public transit, shops and services. One of the following locational criteria must be met:

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*

Minor refinements have been made to the map to ensure clarity and consistency, including:

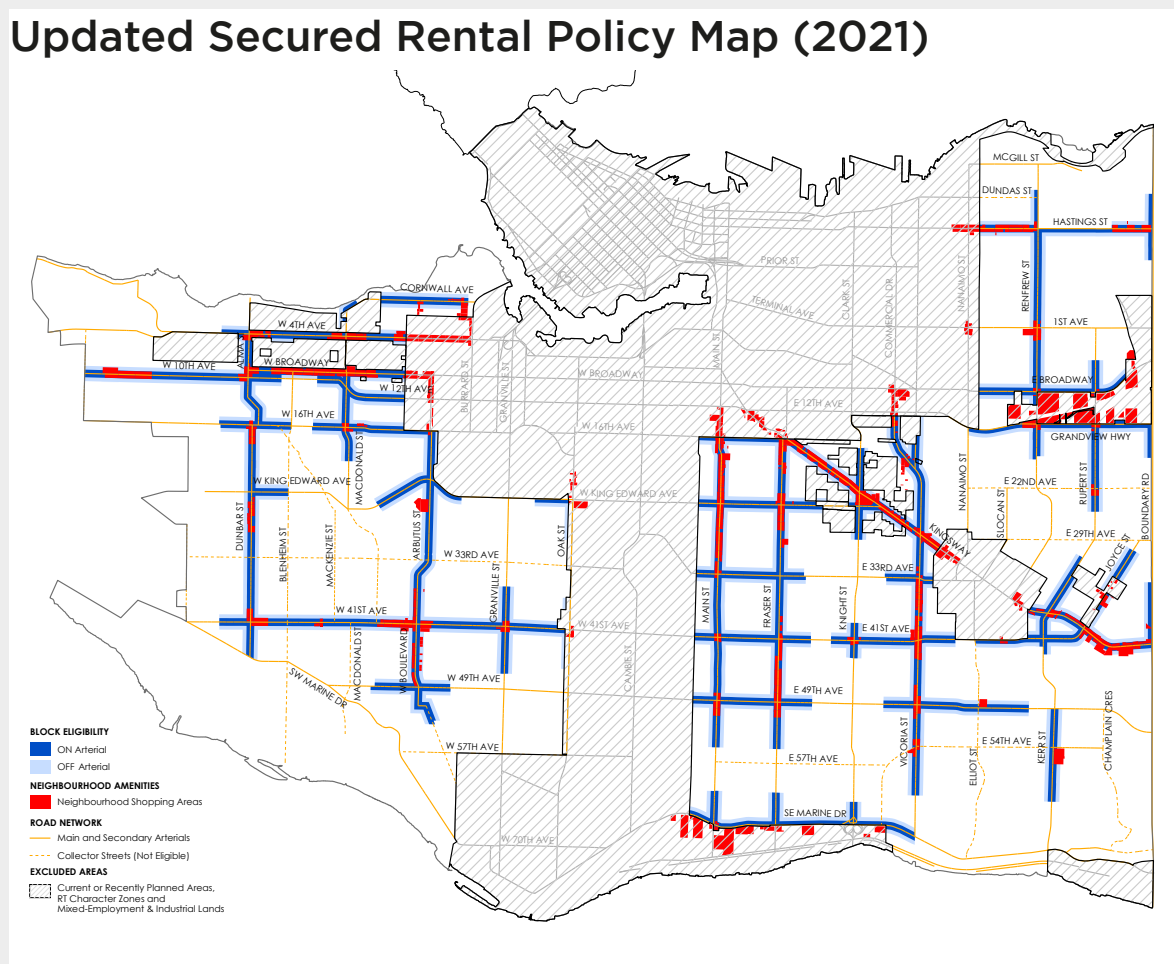
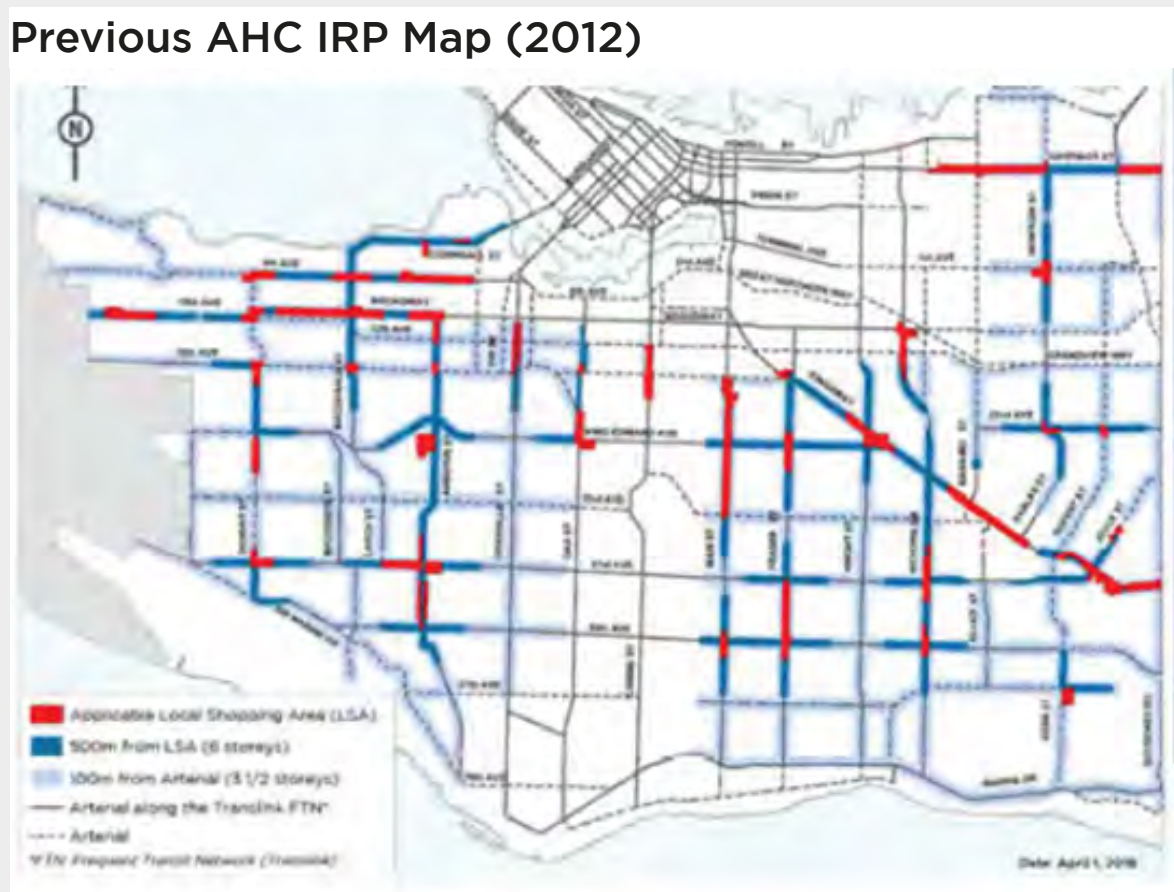
- Individual blocks that meet the criteria, but were isolated from other eligible blocks, were removed.
- Individual blocks that created a gap between other eligible blocks were added.

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.



A detailed version of this map is provided on the next page.

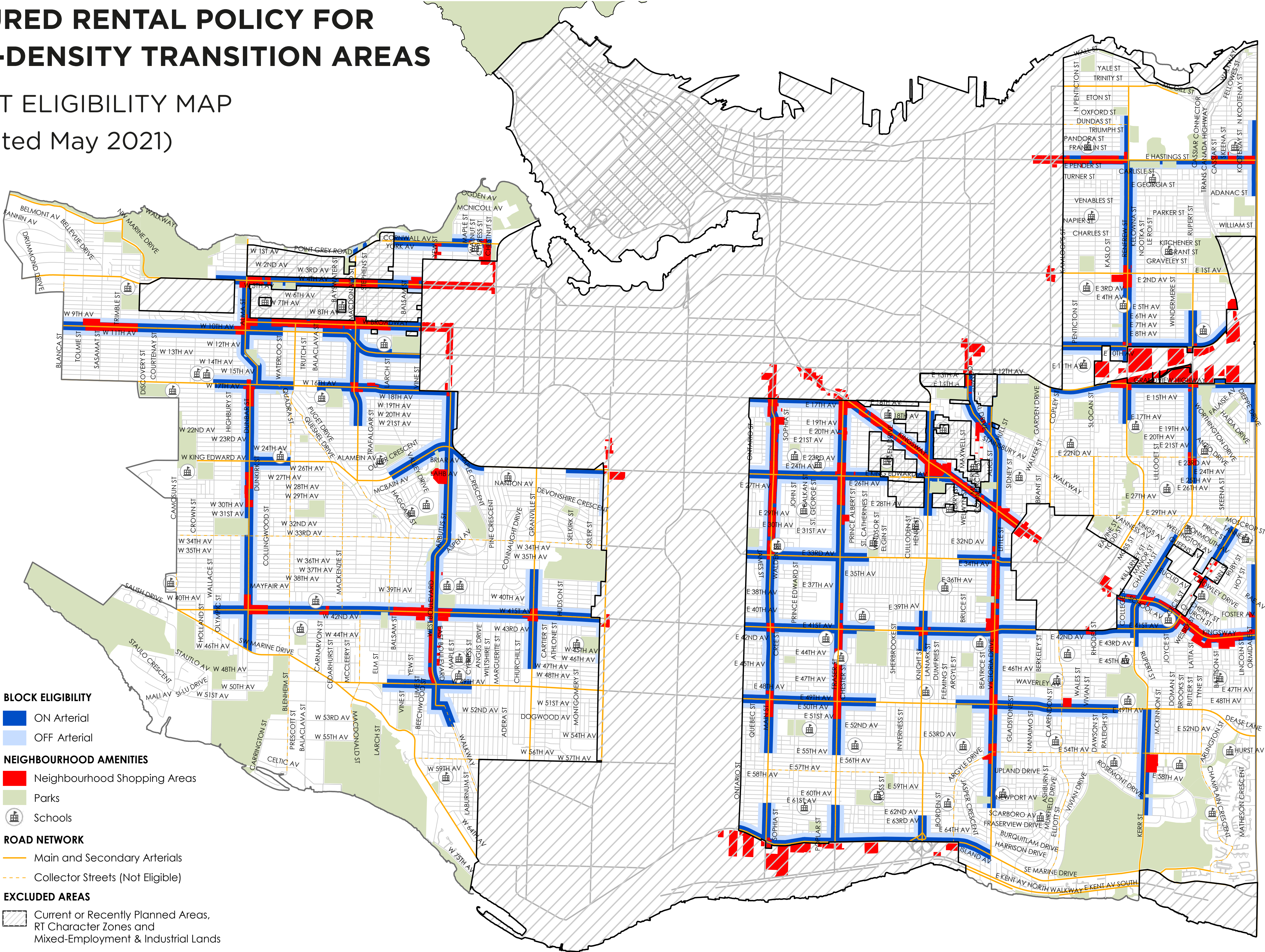
Expanded future opportunities for rental housing along with other elements that support complete neighbourhoods (such as businesses, job space, amenities) will be explored through the Vancouver Plan.

Rezoning Policy Updates for Low Density Areas

Secured Rental Policy - Draft Eligibility Map (Updated May 2021)

SECURED RENTAL POLICY FOR LOW-DENSITY TRANSITION AREAS

DRAFT ELIGIBILITY MAP
(Updated May 2021)



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

Sites in all RS and RT zones outside of areas covered by recent ommunity plans and official development plans, or that are undergoing local area planning (e.g. the Broadway Plan area) are eligible, except for RT-5, RT-7, RT-8 and RT-10 zones in Kitsilano and Kensington-Cedar Cottage.

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

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Rezoning Policy Updates for Low Density Areas

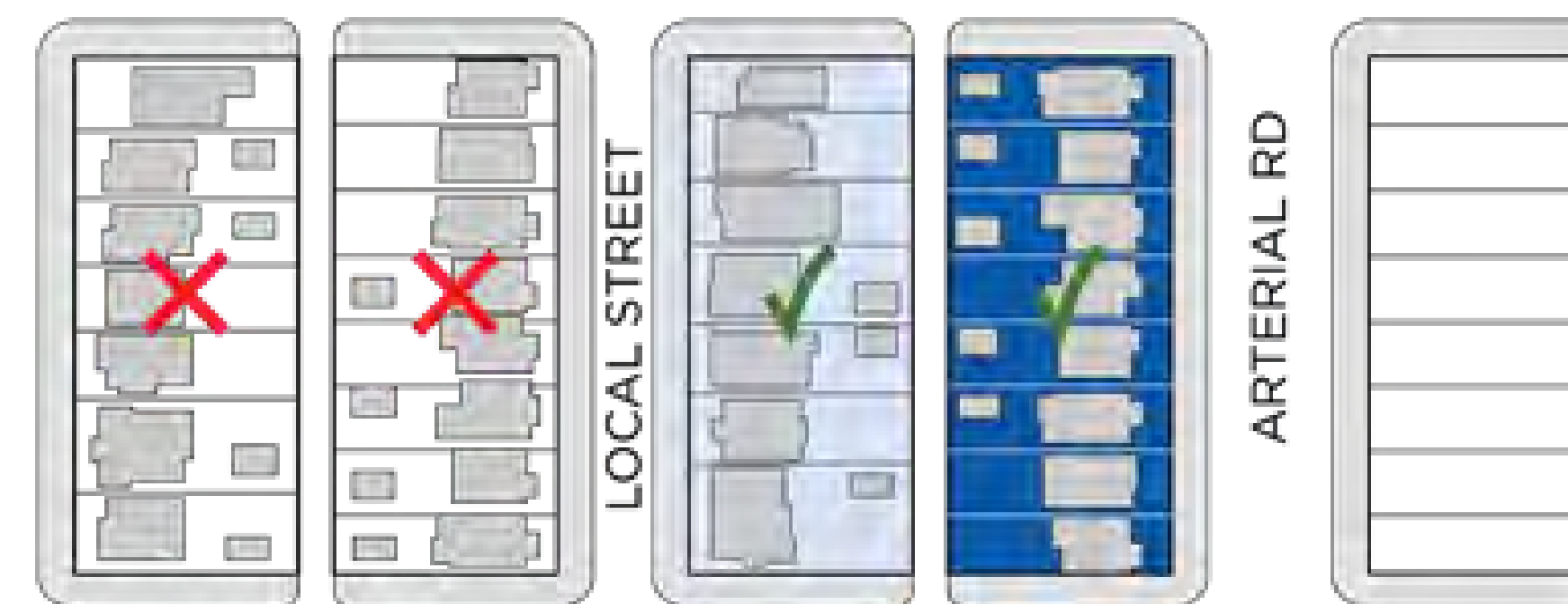
Secured Rental Policy - Draft Eligibility Map (Updated May 2021)



Diagrams to Explain the Eligibility Map

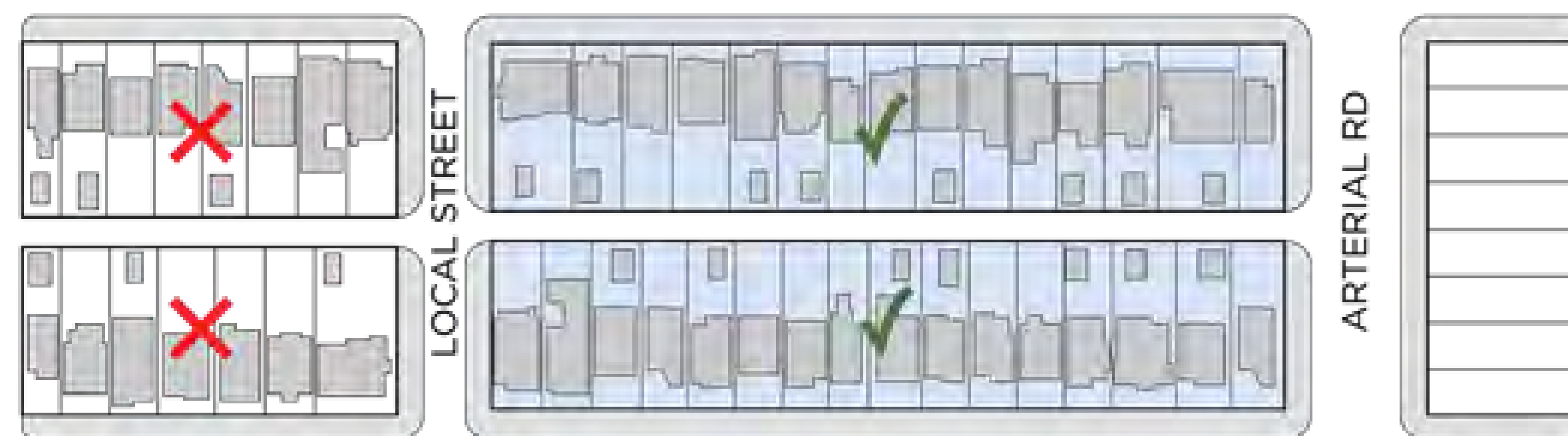
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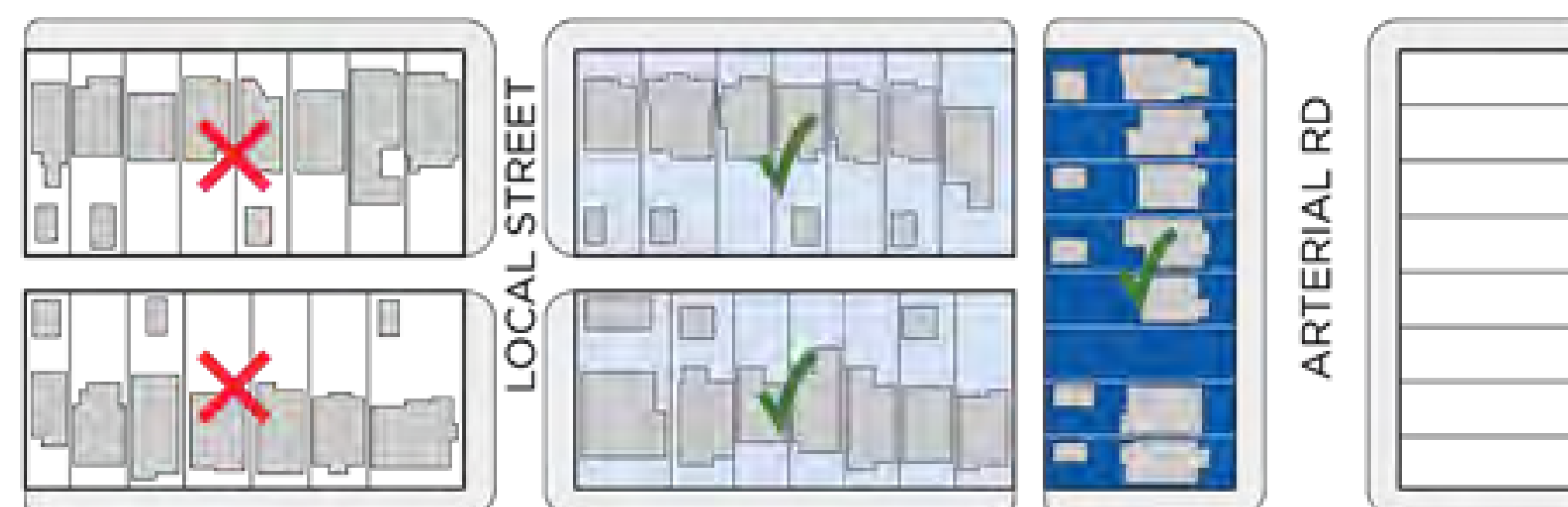
Perpendicular Blocks

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.



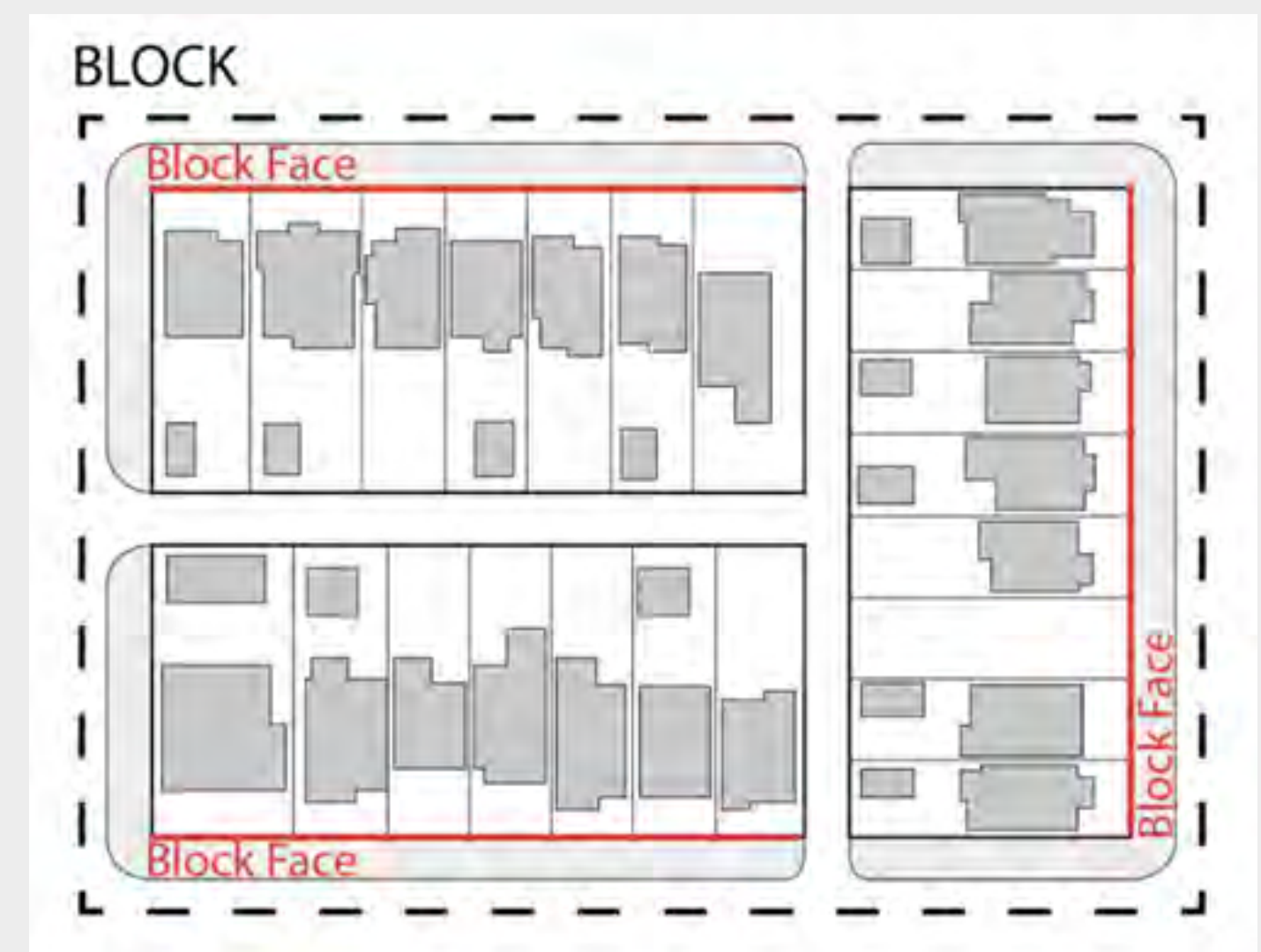
Mixed Blocks

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.



What We've Heard

2021 Engagement Update

New
Content!
Updated July 2021



Streamlining Rental Initiative

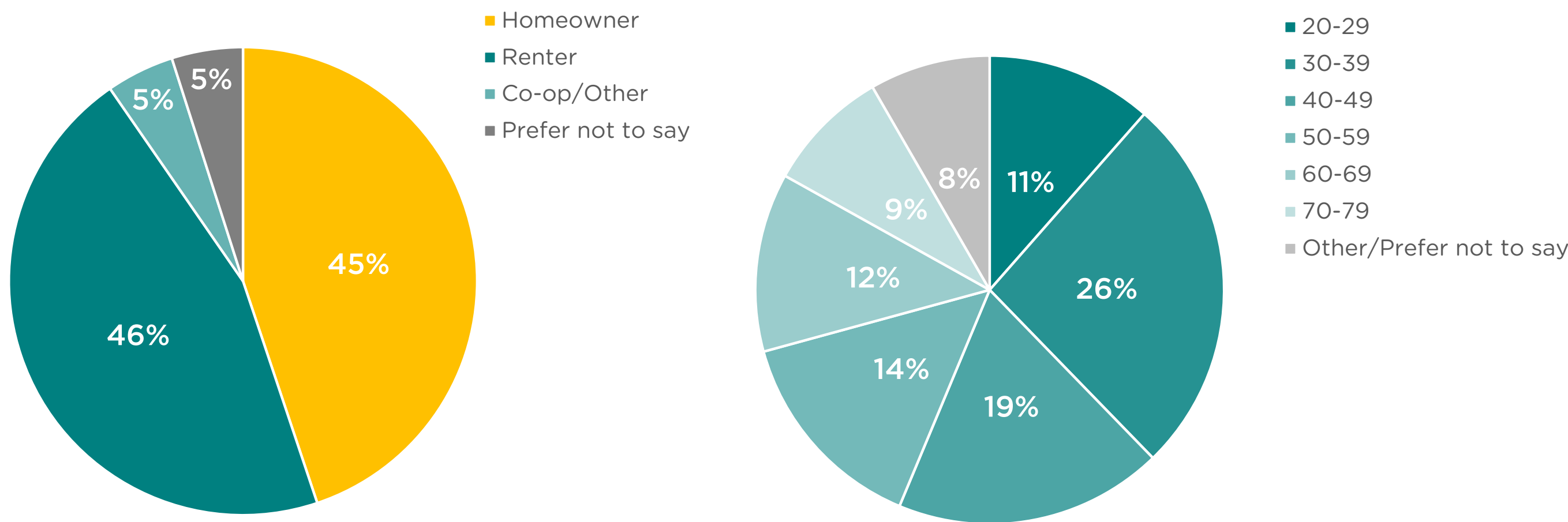
Starting in May 2021, additional community engagement on the Streamlining Rental Initiative has included 2 public information sessions, 3 days of ‘office hours’ meetings with staff and a Shape Your City online survey. Along with other industry and stakeholder meetings, the full results of these engagements will be summarized in a report to Council.

Shape Your City Survey (May-July 2021)

In late May 2021, we launched an online survey to gather feedback on the updated proposal for policy and zoning changes to make it easier to build rental housing in more neighbourhoods across Vancouver. The short survey includes some brief background and description of the proposal, and 5 likert scale questions and 2 open-ended questions that ask respondents to indicate the extent to which they agree or disagree with the proposed changes and policy goals and to provide their feedback on the two key aspects of the proposal. The survey is planned to run through July 27.

Who We've Heard From So Far

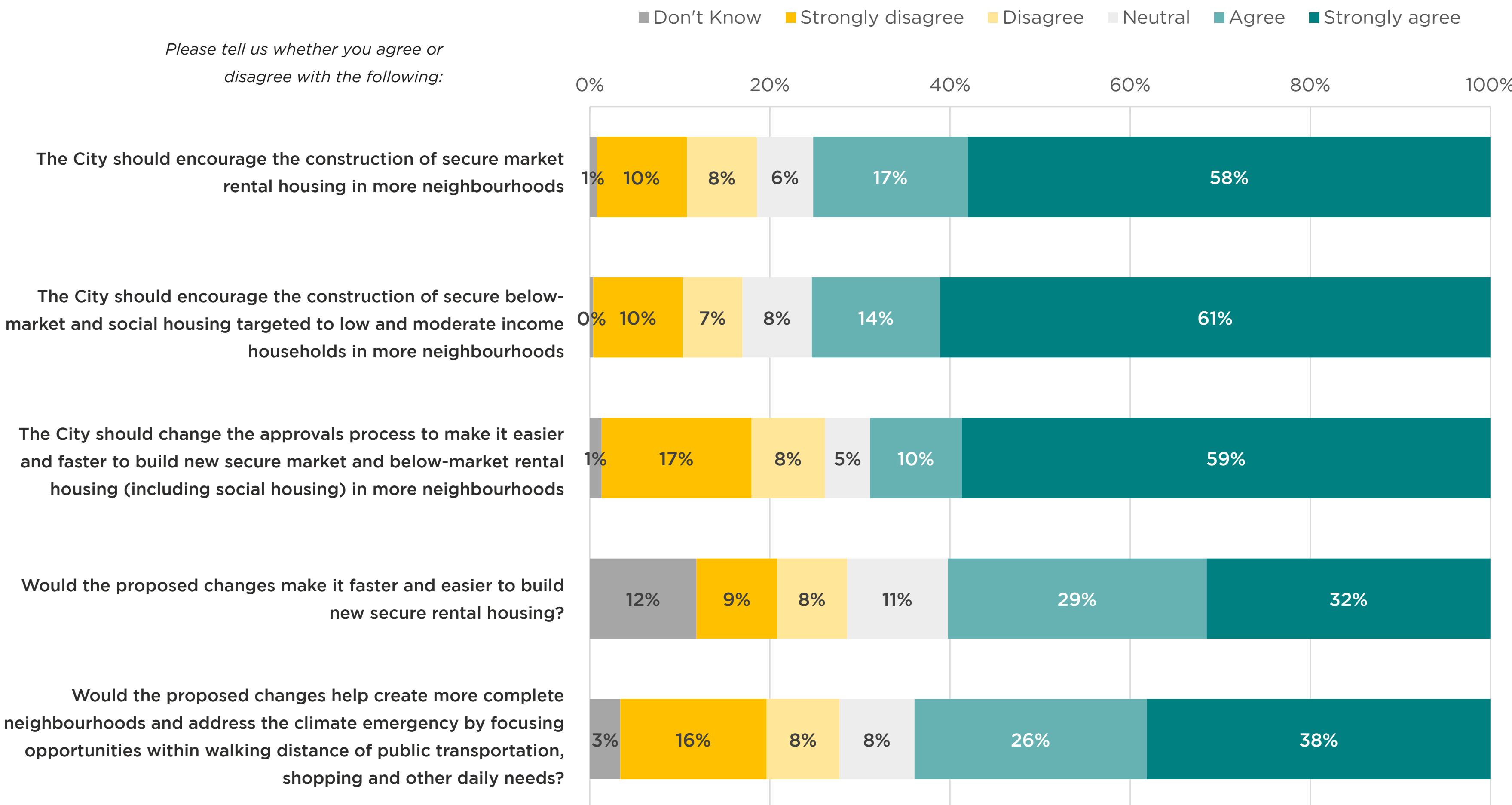
Respondents have been evenly split between renters and owners and represent a diverse range of ages. We have heard from residents of all 23 local areas across city, with a nearly even split between eastside and westside neighbourhoods



Preliminary Survey Results

As of July 16, 2021 (1,298 responses)

To date, we have heard that many respondents support the proposed changes to encourage secure market and below-market rental and social housing in more neighbourhoods, and agree that they would make the process faster and easier, and help address the climate emergency and create more complete neighbourhoods



What We've Heard

2021 Engagement Update

New Content!
Updated July 2021

Online Public Information Sessions (June 2021)

Two public information sessions were held (June 1 and 3) to provide an additional opportunity to learn more about the Streamlining Rental Initiative, ask questions and provide comments. The first half of the sessions included a presentation from staff that covered background on rental housing in Vancouver, an overview of previous engagement that has helped inform the proposal, and the updated policy and zoning changes being proposed. The second half of each session was spent in small breakout groups, with staff facilitating discussion on the proposals, asking attendees to share their input and responding to questions. At the end of the sessions, staff were available for some further one-on-one discussions.

Between the two events, 102 total members of the public attended, with a roughly even split between renters and homeowners.

Example Virtual Whiteboard Responses



Emerging Themes

Broad support to make it easier to build rental housing by streamlining the development process

- Many participants agree the process to build rental housing should be faster
- Some question the fairness of the current system that favour strata ownership housing

Proposal doesn't go far enough to enabling new rental housing away from arterials and addressing affordability

- Many question why some areas are no longer eligible compared to previous versions of the map
- Some expressed a desire for secure rental housing to be allowed in all residential zones
- Some concerns about the feasibility of the smaller off-arterial rental options
- Many expressed concerns that new market rental is not affordable
- Concerns that families are struggling to afford 2 and 3 bedroom units in newer rental buildings

Concern for displacement and affordability impacts on existing rental housing

- Some felt that new rental housing should only be allowed on sites with no existing rental to minimize displacement of existing renters

Support for new rental housing near parks, schools, transit, shopping areas and amenities to improve walkability and help address the climate emergency

- Many participants agreed that rental housing should be enabled in walkable and transit-oriented neighbourhoods
- Some commented that the proposal should focus more on active transportation corridors and bikeways

Some concern regarding the potential scale and pace of change in low density areas

- Some expressed concerns about the size of new rental buildings and their compatibility with existing homes
- Some concerns about new rental buildings shadowing neighbouring properties and reducing privacy

Rezoning Policy Updates for Low Density Areas

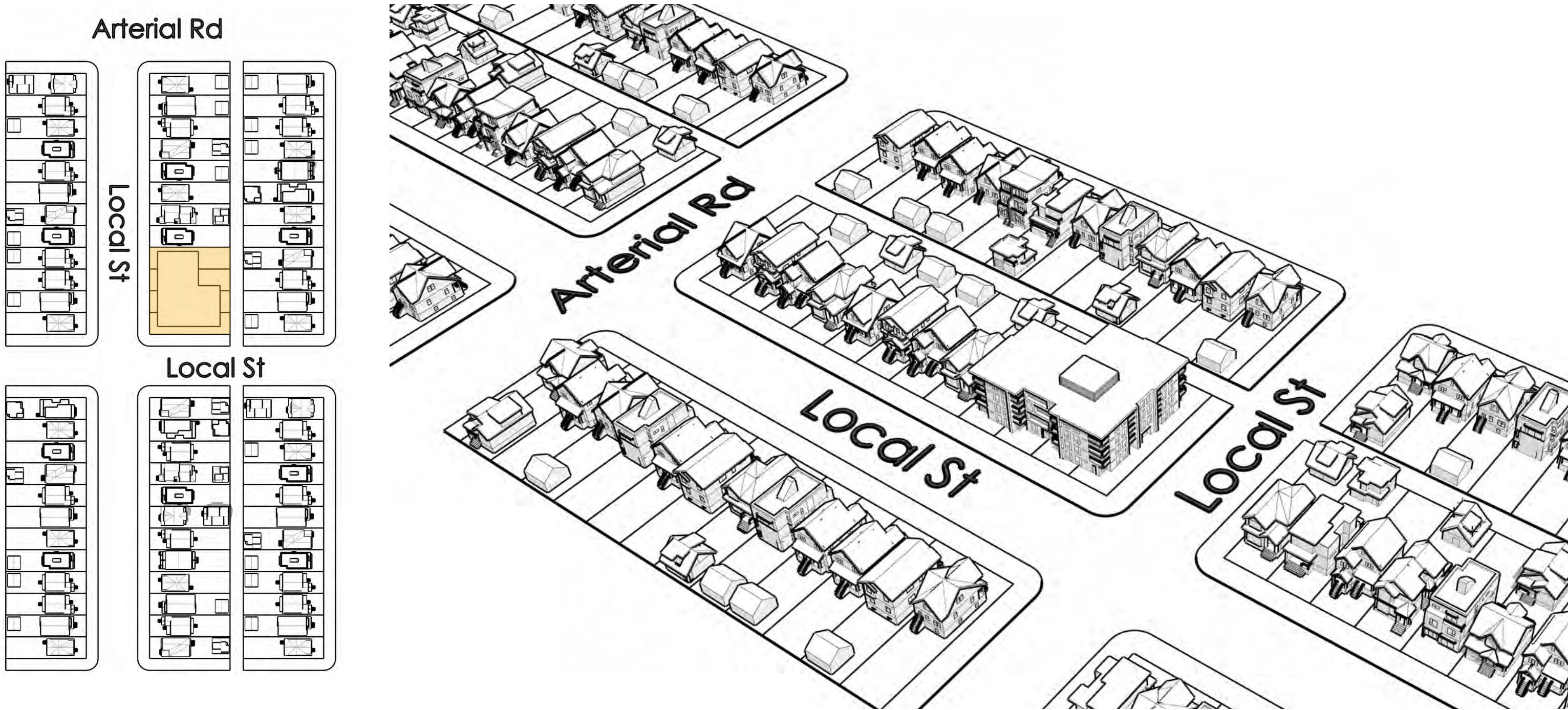
Draft Rental Zones - Building Types

New
Content!
Updated July 2021

Improving Opportunities for New Rental Housing Off Arterials

Two further updates for residential apartment options for sites off arterials are proposed to better support opportunities for new rental housing in more locations and to better align options for corner sites along arterials with options for sites that qualify as on arterial.

1. Greater flexibility for 4 storey apartments on corner sites

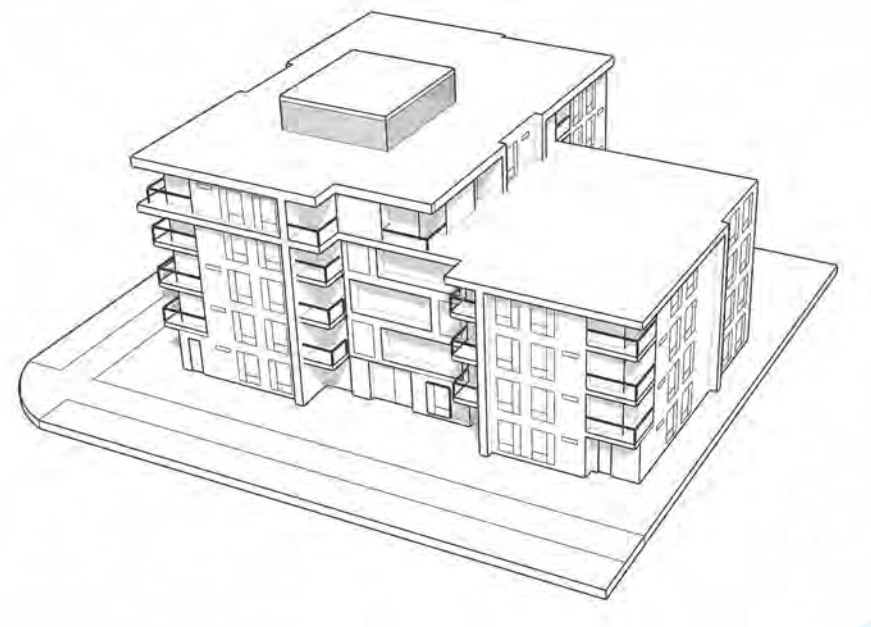
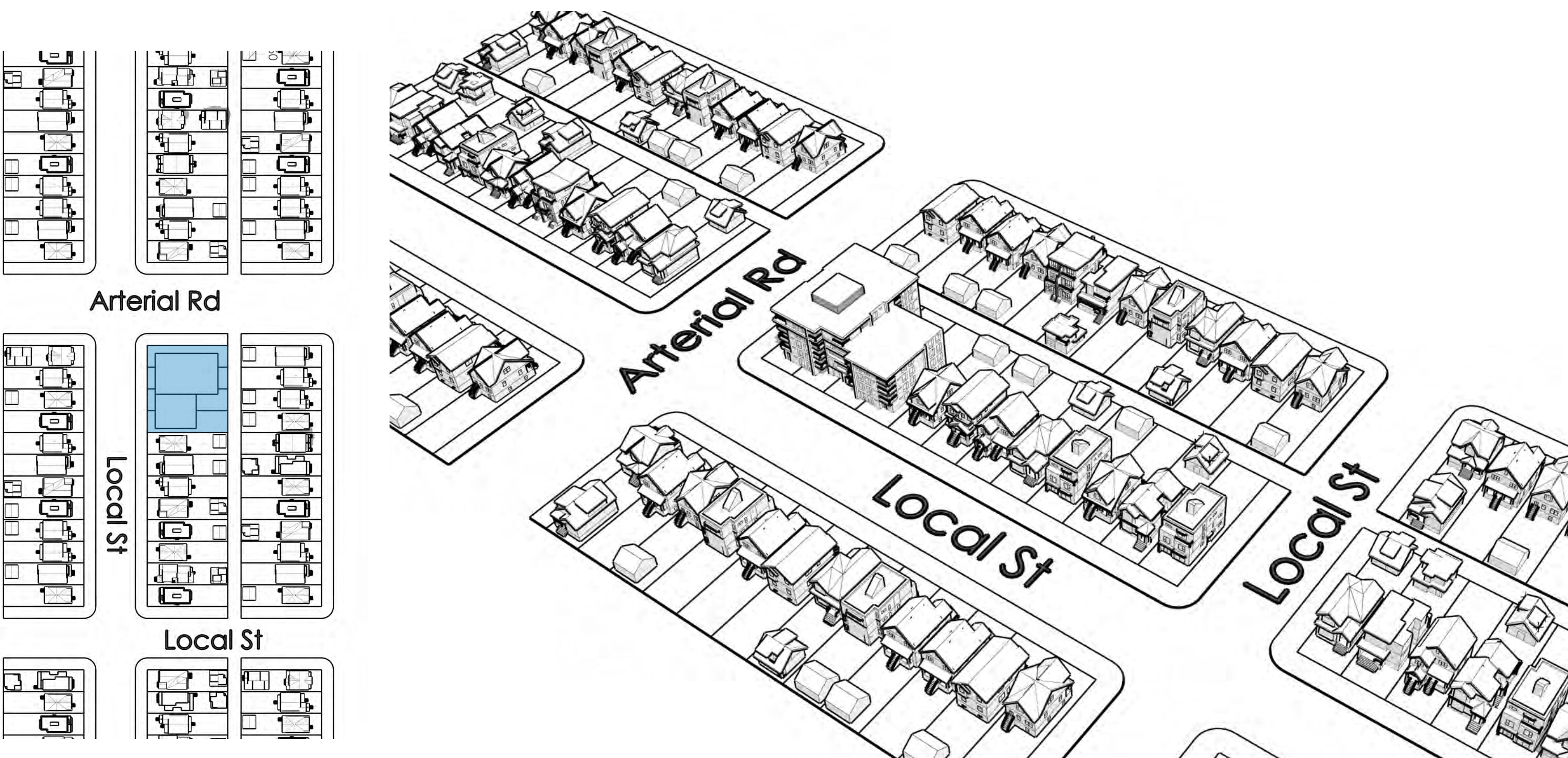


PROPOSED REGULATIONS:

Height: 4 stories
FSR: 2.0
Lot Assembly: 132 ft. min.
150 ft. max

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.

2. Option for 5 storey apartments on corner sites flanking an arterial



PROPOSED REGULATIONS:

Height: 5 stories on the arterial
4 stories on the local street
FSR: 2.2
Lot Assembly: 132 ft. min.
150 ft. max

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.

Shadow Studies

New
Content!
Updated July 2021



Examining the Shadow Impacts of Example Rental Buildings

To illustrate the shadowing expected to be created by new rental buildings that would be supported by the Secured Rental Policy updates and C-2 zoning changes, the following boards contain a series of shadow studies. Example sites and building options have been selected to show the most typical types of rental buildings expected to be built, and those that would generally create the greatest shadow impacts. For example, sites on the north side of arterial roads are shown, as buildings on these sites will cast shadows to the north where there is typically less separation from adjacent properties (across a laneway) than for sites on the south side of an arterial road. All exhibits show shadowing during the fall equinox at standard intervals of 10:00am, 12:00pm, 2:00pm and 4:00pm.

Shadow Studies On the Following Boards Include:

Low Density Areas

- Exhibit 1a: 6 Storey Residential Apartment Buildings - On Arterial, Corner Site
- Exhibit 1b: 6 Storey Residential Apartment Buildings - On Arterial, Mid-Block Site
- Exhibit 2: 5 Storey Residential Apartment Building - Off Arterial Site Flanking an Arterial
- Exhibit 3a: 4 Storey Residential Apartment Buildings - Off Arterial, Corner Site
- Exhibit 3b: 4 Storey Residential Apartment Buildings - Off Arterial, Mid-Block Site

C-2 Areas

- Exhibit 4a: 6 Storey Mixed-Use Apartment Buildings - On Arterial, Corner Site
- Exhibit 4b: 6 Storey Mixed-Use Apartment Buildings - On Arterial, Mid-Block Site

Considerations For Proposed Building Types & Shadow Impacts

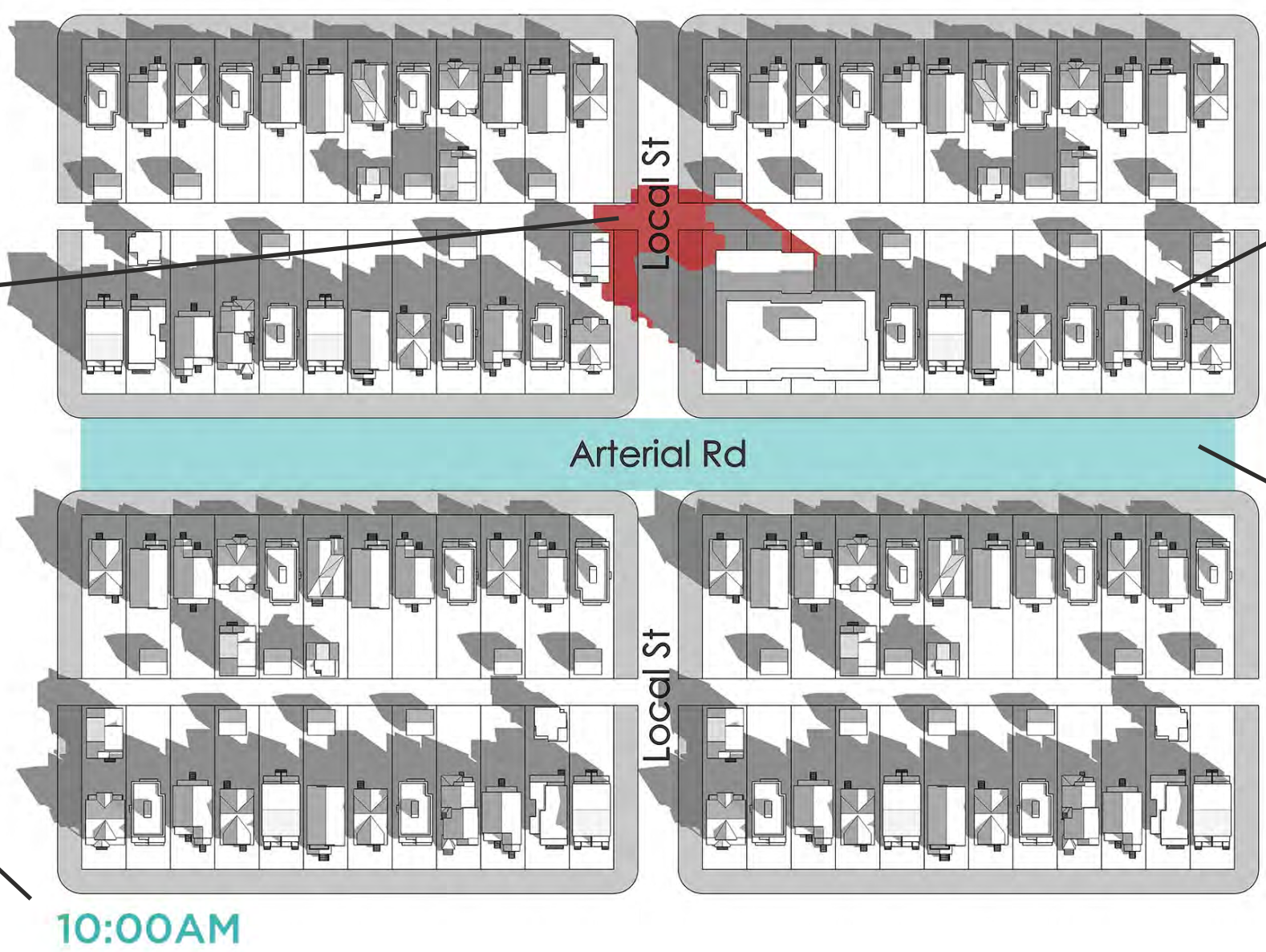
The proposed buildings types have been developed with consideration of the impacts they would have on their surroundings, including on neighbouring properties and public space.

- To help limit shadow impacts for apartment buildings in low density areas, specific requirements include front, rear and side yard setbacks, limited building depths, maximum assembly sizes and maximum building widths.
- In the C-2 zones where building yards and setbacks are more limited, the regulations prioritize limiting shadow impacts on the public realm in existing local shopping areas.

Reading the Exhibits

6 Storey Residential Apartment Building - On Arterial
East-West Arterial Road

Red illustrates the additional shadowing created by the specific example rental building type at a particular time of day (all exhibits show shadowing on the fall equinox)



Grey illustrates the shadows created by example houses and duplexes in low density areas (note that for clarity, no trees or associated shadows are illustrated)

Arterial roads are shown in teal (colour does not represent shadow)

6 Storey Residential Apartment Building - On Arterial
North-South Arterial Road



Shadow Studies: Exhibit 1a

Low Density Areas - 6 Storey Apartment On Arterial

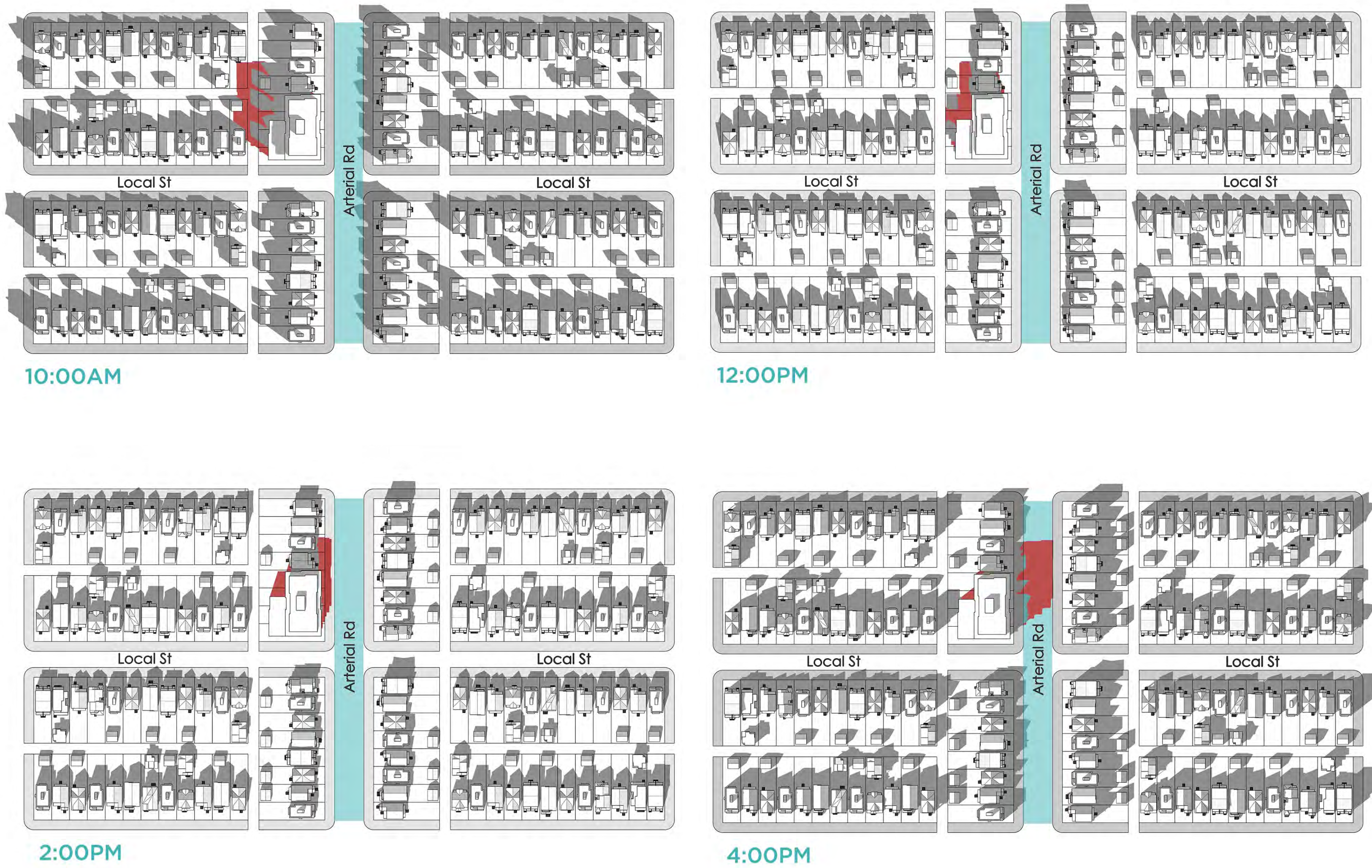
New
Content!
Updated July 2021

6 Storey Residential Apartment On Arterial Option

Corner Site



North-South Arterial Road



East-West Arterial Road



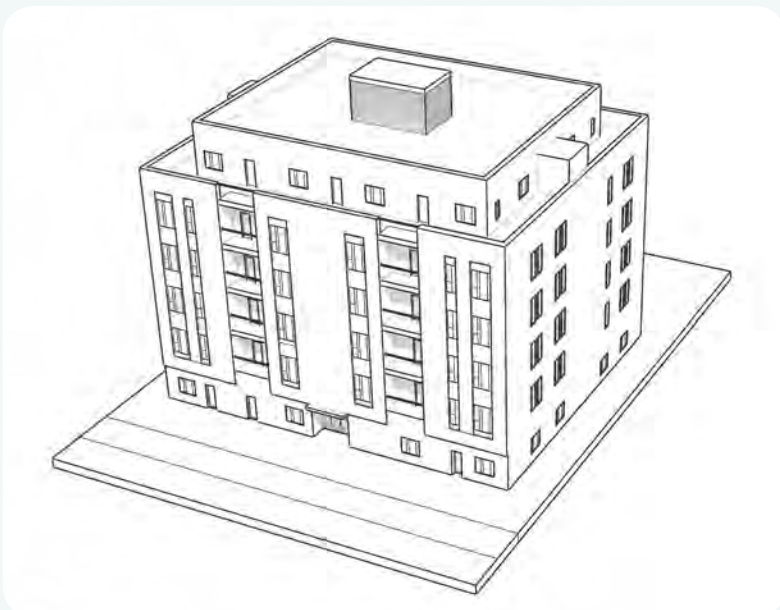
Shadow Studies: Exhibit 1b

Low Density Areas - 6 Storey Apartment On Arterial

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Updated July 2021

6 Storey Residential Apartment On Arterial Option

Mid-Block Site



North-South Arterial Road



East-West Arterial Road



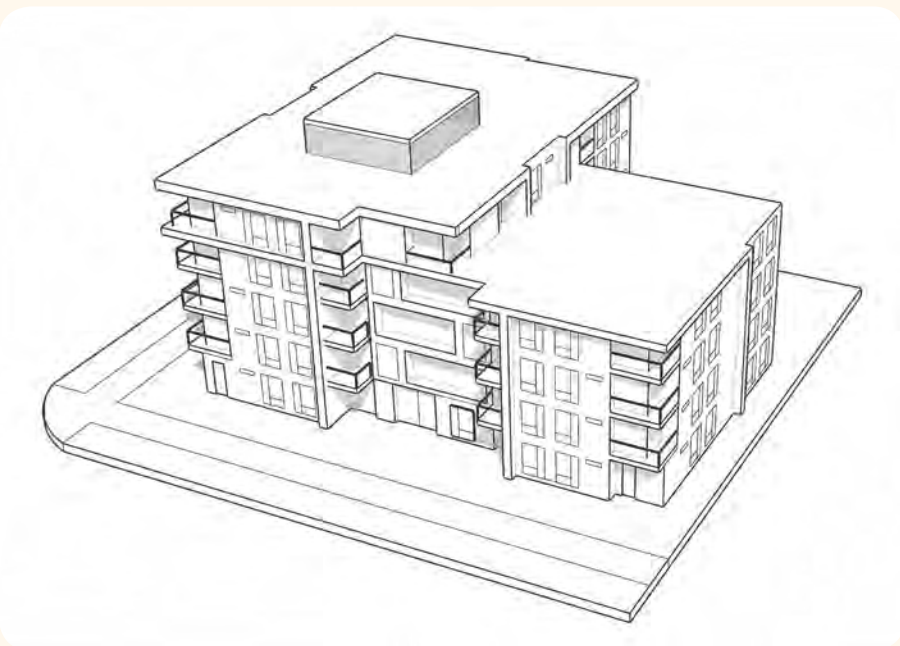
Shadow Studies: Exhibit 2

Low Density Areas - 5 Storey Apartment Flanking an Arterial

New
Content!
Updated July 2021

5 Storey Residential Apartment Off Arterial Option

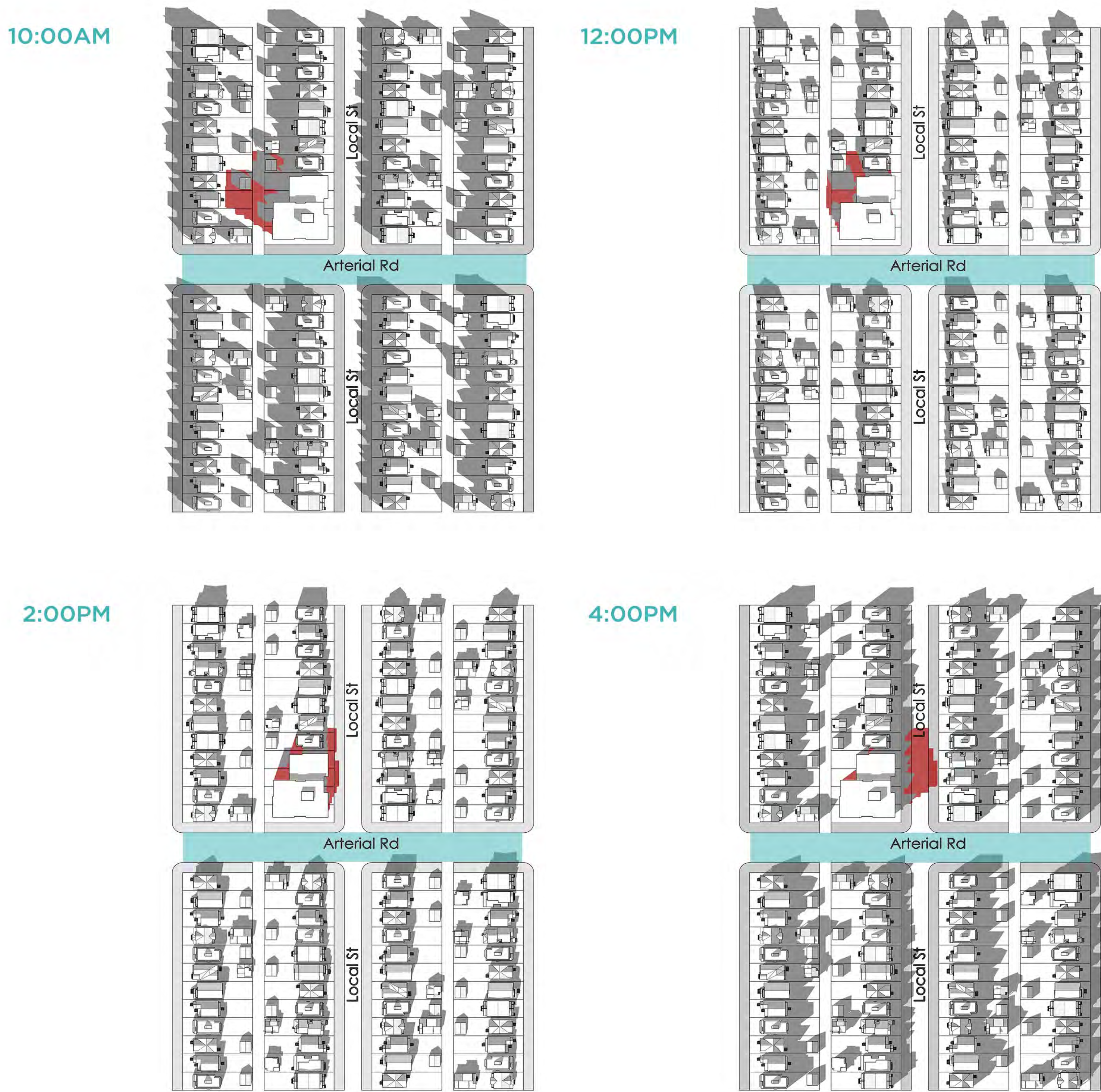
Corner Sites Flanking an Arterial



North-South Arterial Road



East-West Arterial Road



Shadow Studies: Exhibit 3a

Low Density Areas - 4 Storey Apartment Off Arterial

New
Content!
Updated July 2021

4 Storey Residential Apartment Off Arterial Option

Corner Site



North-South Arterial Road



East-West Arterial Road



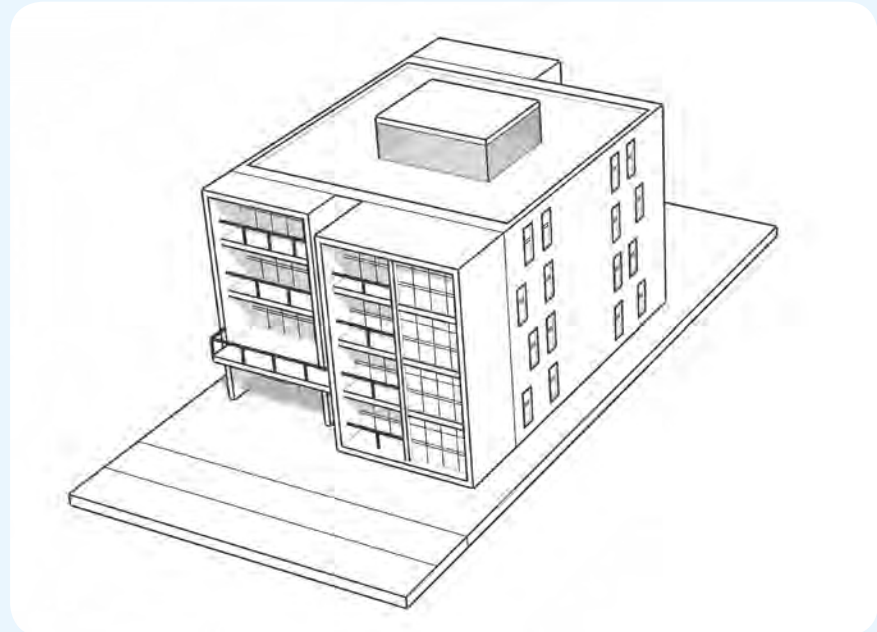
Shadow Studies: Exhibit 3b

Low Density Areas - 4 Storey Apartment Off Arterial

New
Content!
Updated July 2021

4 Storey Residential Apartment Off Arterial Option

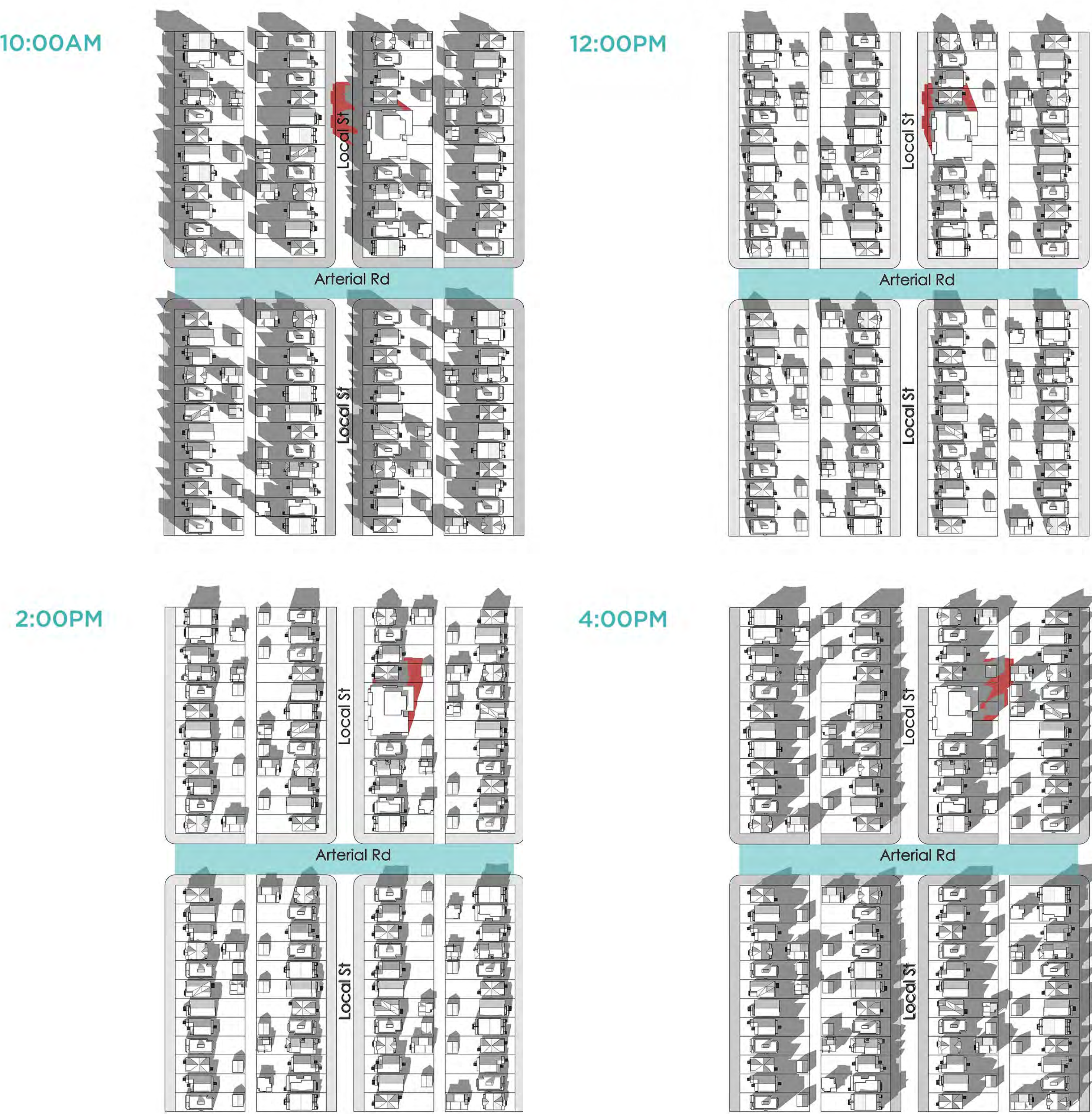
Mid-Block Site



North-South Arterial Road



East-West Arterial Road



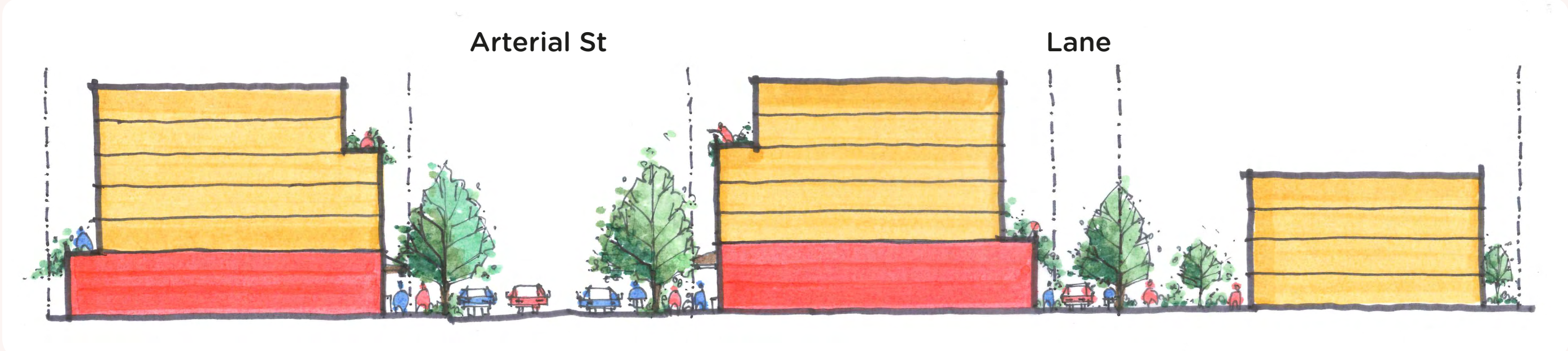
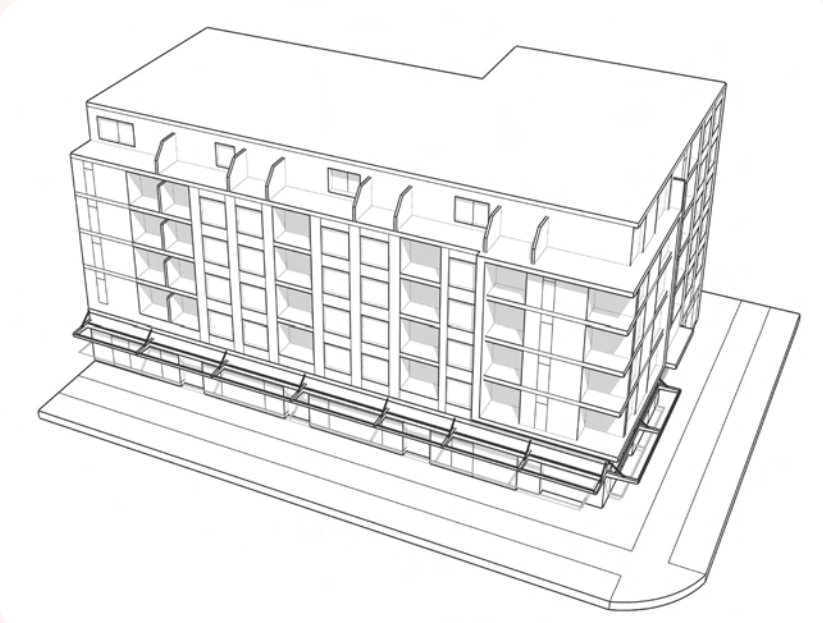
Shadow Studies: Exhibit 4a

C-2 Zoning Changes: 6 Storey Mixed-Use Apartment On Arterial

New
Content!
Updated July 2021

6 Storey Mixed-Use Apartment C-2 Zoned Sites

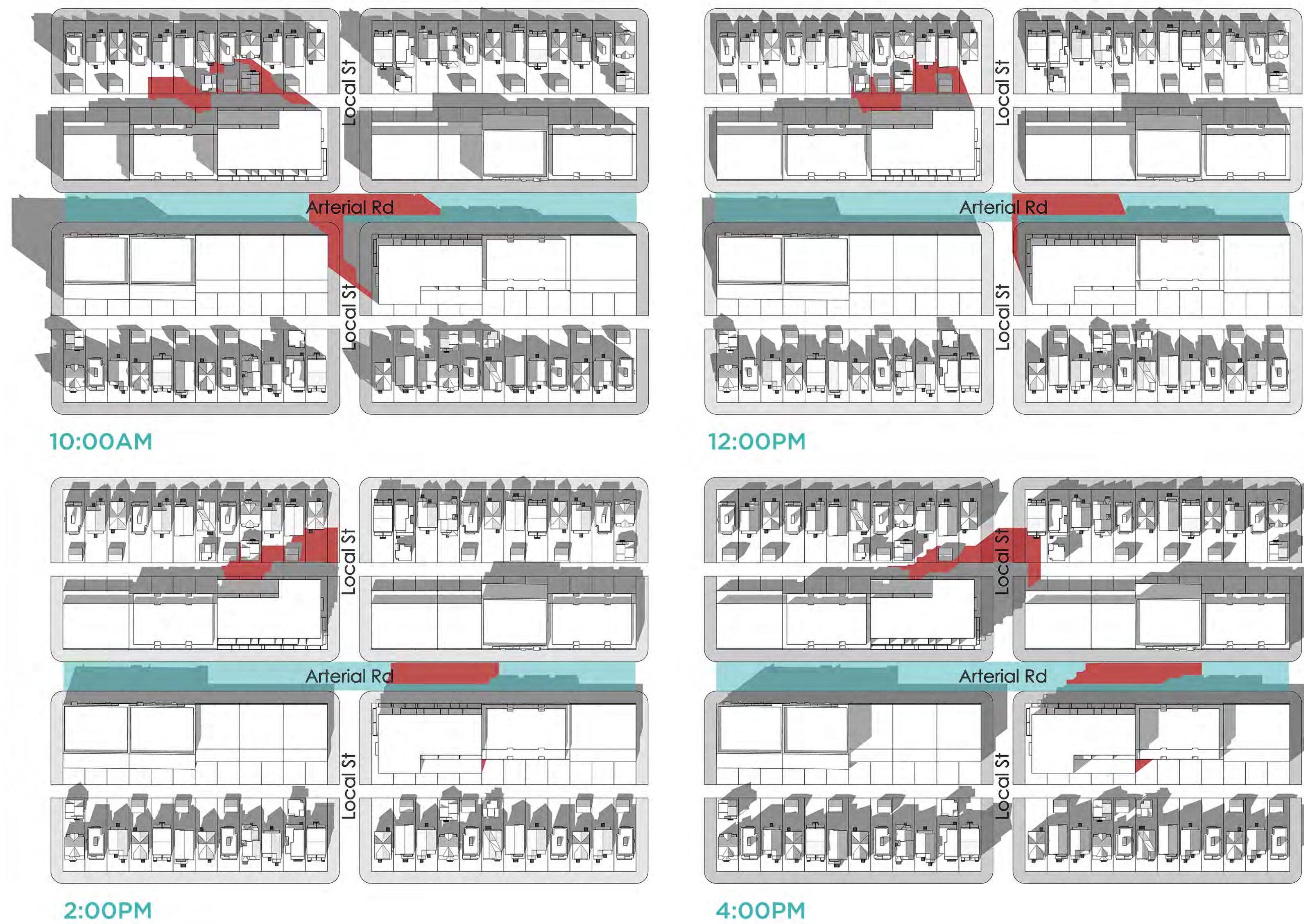
Corner Site
80' Arterial Right-of-Way Width



North-South Arterial Road



East-West Arterial Road



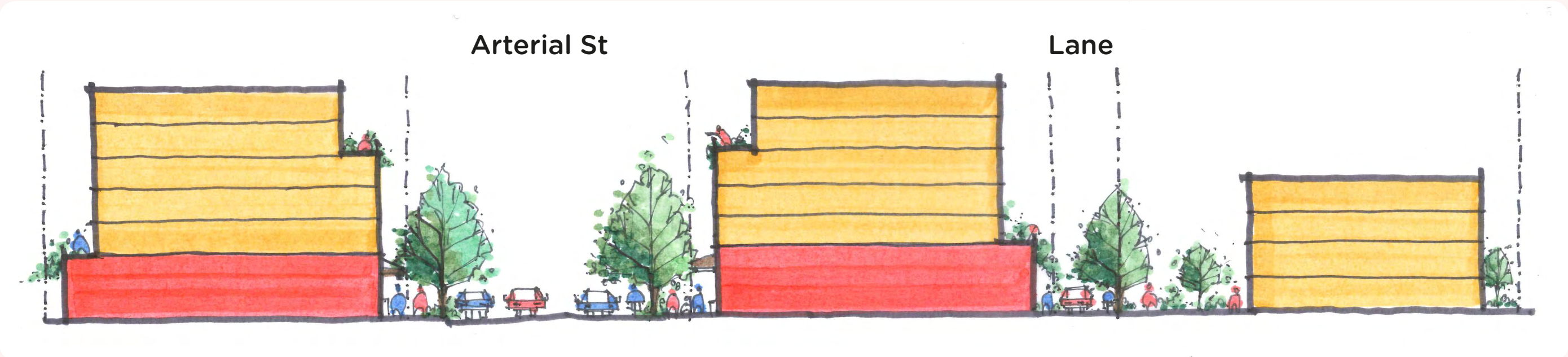
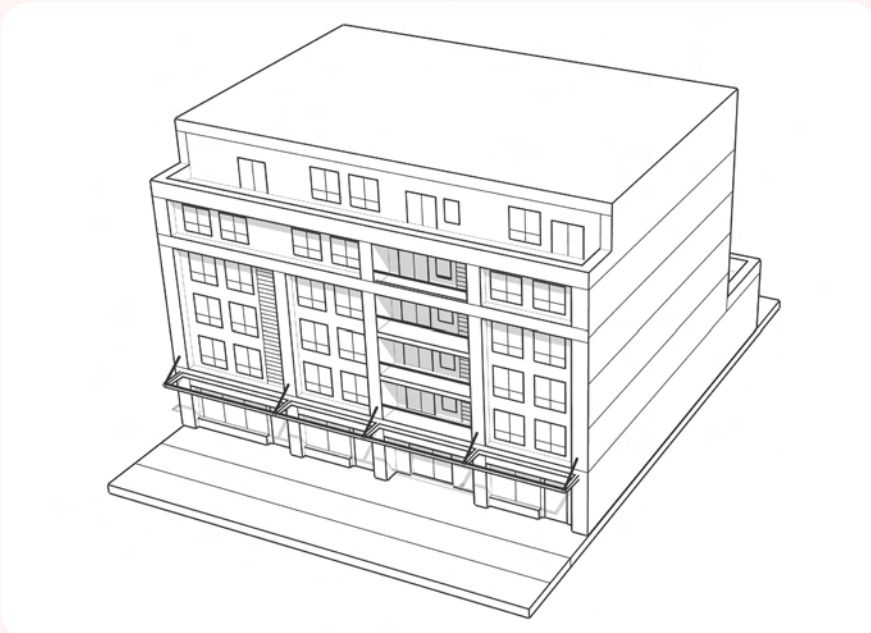
Shadow Studies: Exhibit 4b

C-2 Zoning Changes: 6 Storey Mixed-Use Apartment On Arterial

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Updated July 2021

6 Storey Mixed-Use Apartment C-2 Zoned Sites

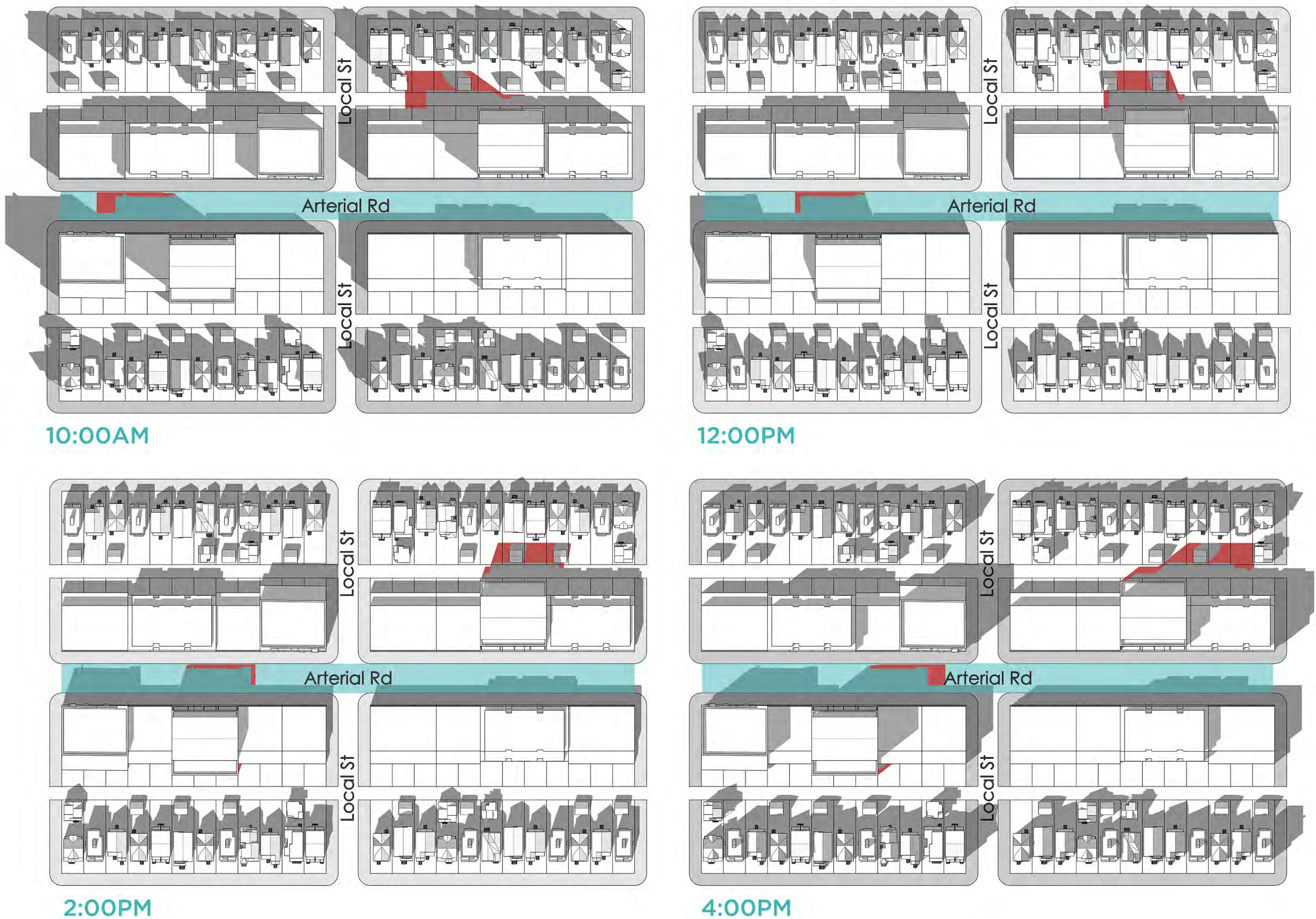
Corner Site
80' Arterial Right-of-Way Width



North-South Arterial Road



East-West Arterial Road



Proposed Changes & Housing Affordability

Streamlining Rental

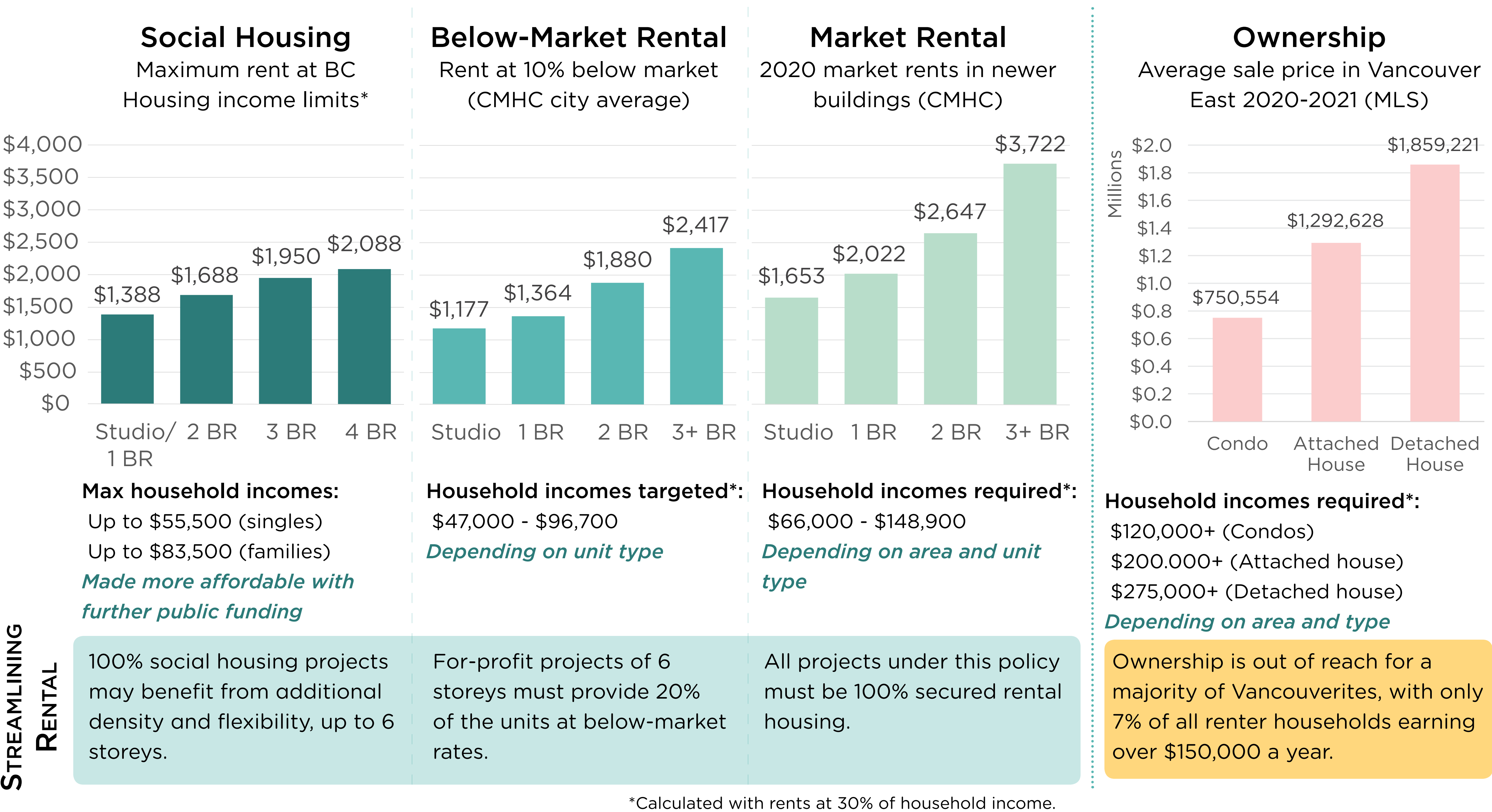
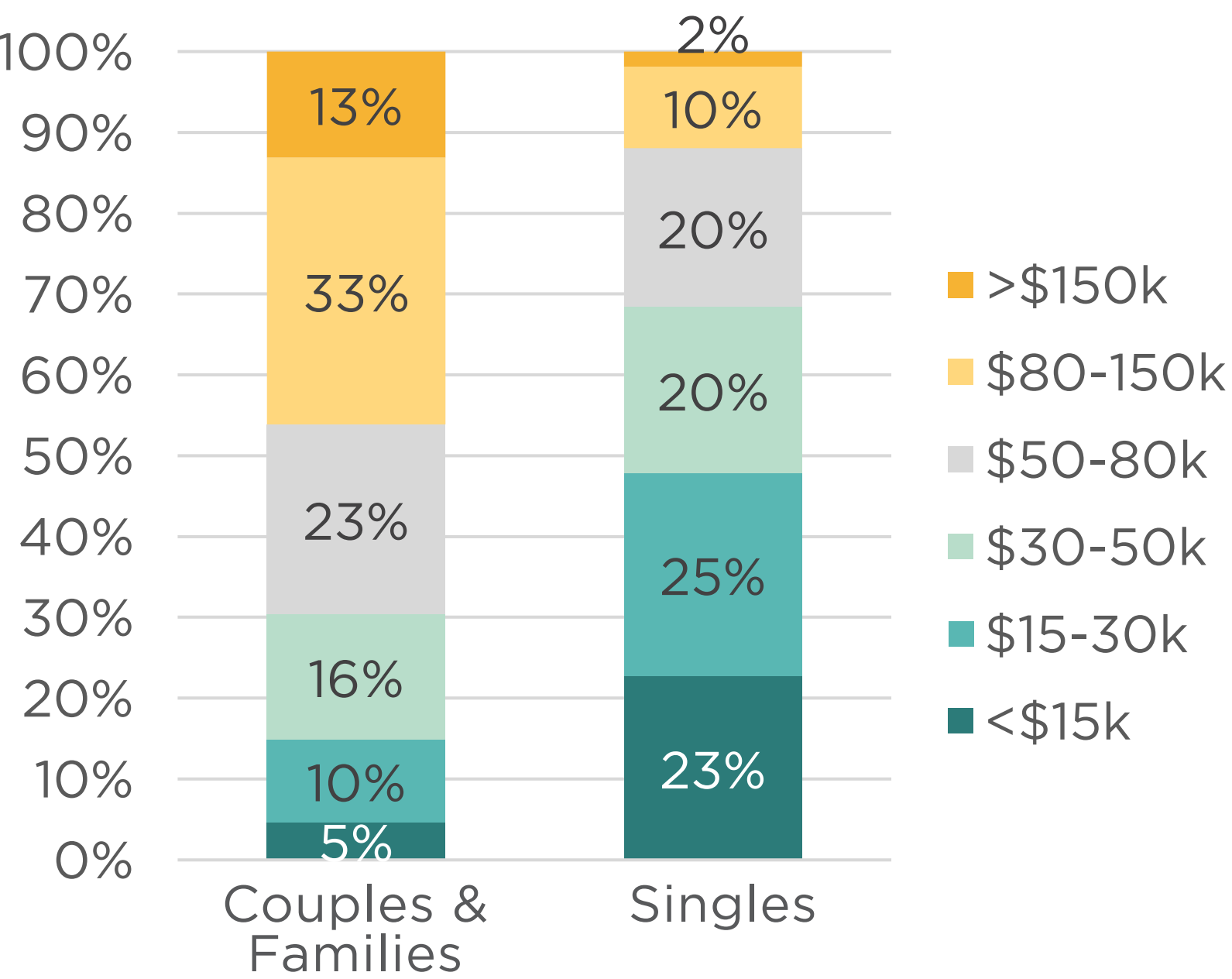
New
Content!
Updated August
2021



Diversity of renters in Vancouver

As of the last Census in 2016, 53% of Vancouver households rented their homes, with a median annual income of \$50,250. However, there is significant diversity among renter households, from household composition to occupation and incomes. This means renters have a variety of housing needs, for different forms of housing, in various neighbourhoods and across a range of prices.

Renter Household Income Distribution
(Census 2015)



*Calculated with rents at 30% of household income.

How the proposed changes can help with affordability

The Streamlining Rental proposal will enable more market rental, below-market rental and social housing in more areas of the City, in order to serve a variety of households and incomes. Building more rental housing will help to alleviate pressure on the existing rental stock, increase opportunities for renters in more neighbourhoods of the City, and improve housing affordability over time.

Data source; Statistics Canada (Census 2015), CMHC (2020 Rental Market Survey), MLS (sales reports January 2020-June 2021)