



**POLICY REPORT
SOCIAL DEVELOPMENT**

Report Date: June 20, 2016
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Meeting Date: July 13, 2016

TO: Standing Committee on City Finance and Services
FROM: General Manager, Community Services
SUBJECT: Family Room: Housing Mix Policy for Rezoning Projects

RECOMMENDATION

- A. THAT Council approve the *Family Room: Housing Mix Policy for Rezoning Projects*, attached as Appendix A, to increase the supply of family units in new multi-family projects created through rezoning, by:
- (i) requiring a minimum of 35 percent family units (units having two or more bedrooms) in residential strata housing projects, including a minimum 25 percent two-bedroom and a minimum 10 percent three-bedroom units in each project;
 - (ii) targeting a minimum of 35 percent family units with two or more bedrooms in rezoning applications for secured market rental housing; and
 - (iii) providing the Director of Planning with discretion to relax the application of the policy for projects that demonstrate significant design challenges or where the application of the policy would deter the development of a project that meets other Council approved policies and objectives, as described in Appendix A.
- B. THAT Council, having already provided applicants with notice of this impending policy change for more than one year, approve applying the policy to all new rezoning applications received after the date on which Council adopts this policy.
- C. THAT Council direct staff in all future community and official development plans, area plans, and city wide housing policies to include a requirement for 35 percent family units in higher density multi-family projects, including a minimum 25 percent two-bedroom and a minimum 10 percent three-bedroom units, unless a unique household mix objective is determined through the development of those policies and plans.

- D. THAT Council direct staff to undertake broad consultation and engagement on the *High-Density Housing for Families with Children Guidelines* (1992) to update and improve the guidelines to address current development patterns, housing affordability challenges and to improve the overall diversity, flexibility and livability of family units;

FURTHER THAT staff are directed to report back in spring 2017 with new multi-family housing design guidelines.

REPORT SUMMARY

This report responds to Council direction to increase the supply of housing units suitable for families in both rental and ownership housing in two phases: first, by immediately updating existing family unit mix requirements and targets to improve the mix of family apartments in new development; and second, by seeking Council direction to consult with the public on adjusting the family unit design guidelines to modernize and improve the liveability and affordability of family units. The report recommends a new housing unit mix policy that applies to rezonings city-wide and supersedes certain existing family unit housing mix requirements and targets for rezonings as further described in this report.

The proposed new housing mix policy for rezoning projects requires a minimum of 35 percent family units (25 percent with two bedrooms and 10 percent with three or more bedrooms) in multi-family strata rezoning projects and raises the current target of 25 percent family units (two or more bedrooms) to a target of 35 percent family units for secured market rental rezoning projects. The policy does not supersede or amend non-market housing family unit requirements and targets in existing plans and policies. To ensure the new requirement does not deter development, the report recommends Director of Planning discretion to relax the application of the policy for projects that demonstrate significant design challenges or where the application of the policy would deter the development of a project that meets other Council-approved policies and objectives. The recommendations are based on analysis of housing supply and development trends, independent economic testing of the impact of a higher family unit requirement, and consultation with the public, family-serving organizations and development stakeholders.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Official Development Plans

Since the mid-1970s, many Council approved official development plans have incorporated a family-unit housing mix requirement for new developments, to provide a minimum proportion of total units delivered to be suitable for families (defined as units having two or more bedrooms). These family unit housing mix requirements can be found in many ODPs, including but not limited to the following:

- Coal Harbour Official Development Plan
- East Fraser Lands Official Development Plan
- False Creek Official and Area Development Plan
- False Creek North Official Development Plan

Southeast False Creek Official Development Plan

Community and Area Plans & Policies

In recent decades, family unit housing mix requirements or targets have been incorporated into community plans, area plans, housing policies or discretionary rezoning policies. Family unit requirements and targets are found in many Council approved plans and policies, including but not limited to the following:

- Marpole Community Plan
- Norquay Village Neighbourhood Centre Plan
- West End Community Plan
- Downtown Eastside Community Plan
- Cambie Corridor Plan
- Little Mountain Adjacent Area Rezoning Policy
- Secured Market Rental Housing Policy
- Joyce-Collingwood Station Precinct Plan

On March 24, 1992, Council adopted the *High-Density Housing for Families with Children Guidelines*, an over-arching set of project, location, and design guidelines developed to apply to new conditional-approval market and non-market multi-family projects of “75 or more units per hectare”. As guidelines they are not mandatory requirements, but instead set an expected benchmark for projects to strive to achieve. Guidelines are used by staff in conjunction with zoning by-laws or official development plans in reviewing multi-family residential projects. The *High-Density Housing for Families with Children Guidelines* suggests a minimum of 20 family units per project.

On July 28, 2011, Council endorsed the *Housing and Homelessness Strategy 2012-2021*, which includes the strategic directions “to increase the supply of affordable housing”, and “to encourage a housing mix across all neighbourhoods that enhances quality of life”.

On May 15, 2012, Council adopted the *Secured Market Rental Housing Policy* to encourage the creation of new market rental housing. The policy targets the inclusion of a minimum of 25 percent family units (with two or more bedrooms) for all secured market rental developments.

On December 3, 2013, Council directed staff to “report back to Council with recommendations for the creation of three-bedroom affordable housing units” and “include an update on demand and supply of new family-oriented housing”. Staff reviewed existing policies and guidelines, undertook an analysis of the demographic changes in families and family housing stock over the last 40 years, looked at the affordability of the current family housing supply (two and three or more bedroom units) and reported back in May 25, 2015 with amendments to the *Vancouver Development Cost Levy By-law* and the *Area Specific Development Cost Levy By-Law* regarding For-Profit Affordable Rental Housing to encourage the supply of three-bedroom units in rental projects. Staff also reported to Council on June 9, 2015 with a family housing strategy.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager supports the recommendations in this report.

REPORT

Background/Context

Vancouver is a growing city facing significant housing challenges and constraints. Due to its limited land base the city is literally growing upwards, with approximately 60 percent of the city's housing stock found in apartment-style units.¹ As Vancouver's housing stock is increasingly composed of strata condominiums and rental apartments, it is important to ensure that higher density housing works for a variety of households and provides options for families to grow and age in place. Vancouver's Economic Strategy stresses that adequate, affordable and attractive housing for family households with parents in their 30s and 40s is a necessity if the city is to "attract and retain talent" and foster economic investment and development. As the cost of ground-oriented housing is increasingly uncoupled from local incomes, ensuring a robust supply of more affordable family apartments is vital to Vancouver's long-term sustainability.

Past and Current Family-Unit Policies

The report *Housing Families at High Densities (1978)* was one of the first major Council works to identify the "needs, principles and recommendations for designing medium and high density housing for families with young children".² Informed by the development trends, housing preferences, and views of the day, staff saw the guidelines primarily as a tool to encourage units with two or more bedrooms in non-market or social housing projects that would be suitable for families. Many of the objectives for making housing more livable for families that were identified at this time would prove to be beneficial for all households, including privacy, community building, open space, shared amenities and play spaces. One particularly important principle emerging from this work is the importance of diverse and balanced unit mixes that foster community and inclusion.

In 1992, Council adopted the *High-Density Housing for Families with Children Guidelines* (the "1992 Guidelines"), which provided guidance on the location, form, design, and amenities expected of new development (see Appendix B). Since the 1992 Guidelines were approved, practical application has evolved such that the 1992 Guidelines are used to evaluate applications for rezoning, as well as larger projects under existing zoning. Where meeting the 1992 Guidelines is found to be unachievable for the project or would deter the development of a project that meets other Council-approved policy or plan objectives, staff have recommended projects for approval with less than 25 percent family units and/or where the 1992 Guidelines were not met in entirety. These projects have included seniors housing, non-market housing for singles, couples and seniors, and rental projects in areas less appropriate for family housing.

As net housing growth shifted increasingly to higher density apartment building forms through the 1980s and 1990s, the City began to incorporate family-unit requirements or targets into community plans. Increasingly, official development plans, community plans and policies have

¹ Statistics Canada, Census, 2011.

² Vancouver Planning Department, "*Housing Families at High Densities: A Resource Documenting Outlining Needs, Principles and Recommendations for Designing Medium and high Density Housing for Families with Young Children*": 1978.

included a minimum requirement of 25 percent family units in all strata housing and 50 percent family units in all new non-market housing. Some plans set a higher bar for family unit delivery. For example, in the *East Fraser Lands Official Development Plan* and *Little Mountain Adjacent Area Rezoning Policy*, the minimum was set at 35 percent family units, with the latter specifying a 10 percent three-bedroom requirement.

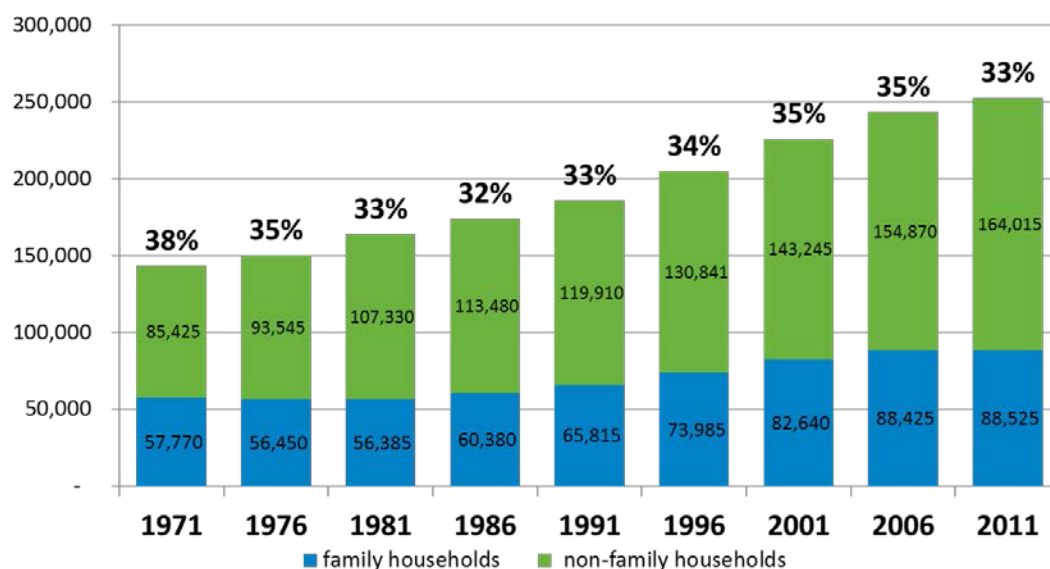
The State of Family Apartments in Vancouver: Are We Meeting the Needs of Families?

To ensure that the City's family housing policies are responsive to current and future need, it is important to understand what has been delivered under past conditions and policies, as well as the state of the existing stock of family units. At Council's direction, staff examined Census trends, CMHC rental housing data, and City of Vancouver development permit and rezoning application data, which informed the following key insights:

1. Family-Friendly Vancouver Home to One-Third Family Households

Historically, families have constituted approximately one-third of all Vancouver households, with a steady growth in the overall number of families residing in the city over the last three decades.³ Between 1971 and 2011, Vancouver added over 100,000 more households to the City, 78,000 non-family households and 30,000 family households. However, in the last Census period (2006 to 2011) Vancouver added 9000 non-family households but only 100 family households. This marked the first decline in the proportion of family households since 1991, suggesting that Vancouver's housing stock may be less able to attract and retain families than in previous decades.

Figure 1. Proportion of Family Households in City of Vancouver



2. Increasingly a City of Apartments, with Families Adapting to Higher Density

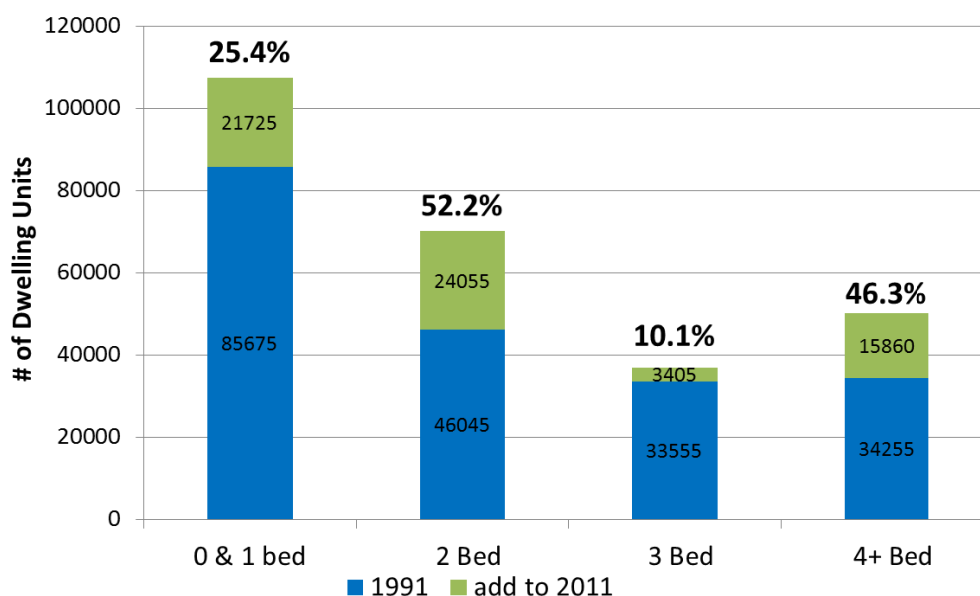
³ Family households are defined in the Census as households comprised of at least one parent and child.

By the most recent Census count in 2011, approximately 60 percent of the city's entire housing stock is in apartment style units in higher density buildings. Between 1991 and 2011, the stock of apartments rose by over 50 percent, from approximately 100,000 to 157,000 units. In comparison, the city's stock of ground-oriented dwelling units (townhouses, row houses, duplexes and single-family homes) grew by only 8 percent, from 98,000 units in 1991 to 106,000 units in 2011. The percentage of Vancouver families residing in apartment-style housing has paralleled this trend. In 1991, only 18 percent of families - less than one in five - lived in apartments. By 2011, this proportion had risen to 31 percent, with nearly one in three families living in apartment-style housing.

3. Limited Stock and Supply of Three-bedroom Homes

Demographic analysis indicates that nearly half of Vancouver's families have 2 or more children living at home.⁴ Ensuring that Vancouver can accommodate families and larger households means ensuring a consistent stock of family-sized units of both two and three-bedrooms, particularly in more affordable housing forms. However, over the last 20 years, Vancouver has seen a steady decline in the share of homes with three bedrooms resulting in a polarization of the housing stock by bedroom counts. Figure 2, shows the distribution of the housing stock by bedroom count in 1991 and the additional units added over twenty years. In the 1991 census, three-bedroom units made up 17 percent (33,555 units) of all occupied units. Over the next 20 years, the stock of three-bedroom housing grew by only 10 percent (3,405 additional units). By 2011, the share of three-bedroom units had dropped to 14 percent (total of 37,960 units) of all occupied units. Smaller, older three-bedroom homes have been replaced by larger, unaffordable single-family homes or by multi-family housing that is more likely to include studio, one or two-bedroom units.

Figure 2. CoV Total and Growth of Housing Stock by Bedroom Count 1991-2011



Creating family units in rental housing has proven even more difficult. The existing stock of purpose-built market rental housing was developed between 1950 and 1980 at a time

⁴ Statistics Canada, Census, 2011.

when families with children were less likely to live in rental apartments. As a result, the stock of private purpose-built rental housing tracked by CMHC consists almost entirely of studios and one-bedroom units, designed for use by singles or two-person households. Only 16 percent of this stock consists of two-bedroom units, and less than 1 percent consists of three-bedroom units.

4. Housing Mix Requirements and Targets are Effective in Improving Supply of Two-Bedroom Units; More Needs to be Done to Encourage Three-Bedroom Units

The existing family unit housing mix requirements and targets have succeeded in encouraging the development of two-bedroom family units. Since the 1990s, strata condominium projects have typically met or exceeded the existing baseline inclusion of 25 percent family units. However, the majority of family units created are two-bedroom units, resulting in an under-supply of three-bedroom units suitable for larger families and households. A review of recent development trends indicated that three-bedroom units were approximately 5 percent of new strata condominium projects.

The Secured Market Rental Housing Policy (SMRH), adopted by Council in 2012, introduced a family unit target of 25 percent and has been successful in improving the supply of family units in new rental projects. Since the introduction of a target for family units in SMRH projects, the policy has enabled more than a doubling of the total proportion of family units approved under these policies, from approximately 14 percent to 29 percent family units.

In summary, Staff analysis demonstrates that in the last four decades Vancouver has accommodated families with children in approximately one-third of our housing stock. The limited supply of three-bedroom units combined with affordability challenges may be contributing to the 2011 decline in the share of families among Vancouver households. Families have adapted to what is offered and available in the housing market, occupying apartments at increasingly higher rates. The existing housing mix requirements in strata residential housing and targets in secured market rental housing successfully encouraged the development of a robust supply of two-bedroom units; however, the creation of three-bedroom units lags other unit types.

Strategic Analysis

To support the local economy and keep Vancouver vibrant, higher-density housing needs to make room for families and larger households. As noted by Urban Futures in their 2010 forecast for regional growth, “how each municipality renews and expands its housing stock will play a very significant role in determining the future size and composition of each area’s younger population”. While creating housing options for families does not guarantee retention of family households, a supply of appropriately- sized and affordable units for families in our housing stock is a necessary condition for families to choose to locate in Vancouver. Larger apartments also create options for inter-generational households, downsizing seniors and other households that require more than a studio or one-bedroom unit. If the missing element of the apartment stock for families is three-bedroom units, the challenge is to determine how many are required to create a healthy housing mix.

Family Apartments: What is Needed?

Determining the current and future demand for family apartments in higher density forms is an imperfect science. Caution should always be exercised in forecasting demand for housing, as family housing needs and choices are shaped by a variety of factors including the state of the local economy, community amenities and perceived family-friendliness, trade-offs in housing and transportation costs, and the attractiveness of alternate housing options. Building on existing Council-approved guidelines and policies, staff are recommending a cautious and moderate increase of the family-unit objective from 25 to 35 percent. The historic trend for Vancouver is approximately one-third of households are families with children. Demographic analysis demonstrates that approximately half of all families in Vancouver have two or more children living at home, yet the trend in strata developments is approximately 5 percent of units are three-bedroom units.⁵ Given these trends, an inclusion of 10 percent three-bedroom units is not a radical departure from what the market is currently delivering.

Economic Analysis of a 35 Percent Family-Unit Requirement for Rezoning Projects

Staff contracted Coriolis Consulting to analyze the impact of the proposed requirement on development feasibility (see findings in Appendix C). Staff and the consultant selected 13 case study sites city-wide for testing a 35 percent family housing unit minimum requirement (25 percent two-bed and 10 percent three-bed units), on sites representative of typical projects in current rezoning policies, including sites in recently completed community plan areas (e.g. Marpole, Cambie Corridor and the West End) and in plans currently in development (e.g. Grandview-Woodland). Coriolis also researched market trends for three-bedroom units, including sales prices, rents, sizes, volume and absorption rates. Conservative assumptions were made to support analysis where data was limited due to the current low supply and stock of three bedroom apartments.

The case study sites started with a baseline assumption that projects would deliver the current standard of 25 percent two-bedroom units. Then, the analysis tested the impact of the proposed family-unit mix requirements in both strata and rental rezoning scenarios, first by identifying any potential design and form changes required to meet the new requirement, and then analyzing the potential financial impact on land values, profit margins and community amenity contributions. The consultant found that the current market for three-bedroom units in strata is growing: of the 25 strata residential development projects that started marketing in the first half of 2015, 12 met or exceeded the proposed 35 percent policy, with several projects coming close. Across all 25 projects, the unit mix was 37 percent two-bedroom and 8 percent three-bedroom units. However, the majority of the three bedrooms marketed in these developments in 2015 were targeted at the higher or luxury end of the market, and were likely not sufficiently affordable to meet the needs of 'move-up' or first-time buyers.

As Council's direction is to increase supply and to improve the affordability of family sized units, the Coriolis analysis tested the impact of including more modestly sized and priced units in the case study sites, with three-bedroom units spread throughout the building rather than only on top floors, parking limited to one parking space per unit, and size at an average of 1,100 square feet, as luxury units are larger. The consultant also engaged a City of Vancouver quantity surveyor to assess the impact of redesigning existing plans for three-bedroom units on construction costs. Three-bedroom units were assumed to sell at 10 percent

⁵ Statistics Canada, Census, 2011.

less per square foot than one and two-bedroom units and require a longer sales period and financing.

The analysis found several key impacts of the proposed family-unit requirement on the case study rezoning sites, both in the strata and rental rezoning scenarios:

1. Strata projects experienced:

- small reductions in land value supported by redevelopment (generally less than 1 percent);
- small reductions in negotiated CAC values (changed \$1 to \$2 per square foot buildable);
- small reductions in profit margins, if the cost could not be passed on to the land vendor (less than 1 percentage point).
- increased costs for projects that necessitate building envelope re-design to increase the number of windows, (up to 5 percent on land value or 2 percentage points on profit margin; and
- sensitivity on sales, with a reasonable assumption of a 6 month longer sales period for three-bedroom units was re-tested at a 12 month sales period. This did increase the financing costs up to 2 percent on land value or 1 to 2 percentage points on profit margin.

2. Rental project reductions differed geographically, with:

- little or no impact on profit margins for secured market rental projects in Downtown or the West Side, as three-bedroom rents per square foot in those areas are relatively high; and
- small negative impact on profit margins for East Side rental projects of 1 percentage point, due to lower achievable three-bedroom unit rents per square foot.

The analysis identified possible areas of concern for application of the proposed requirement. First, mid-block low-rise or mid-rise projects may face higher costs than on average that could negatively impact viability. Secondly, for Rental 100 projects, the 10 percent increase in three-bedroom units was a significant increase over the observed market baseline of approximately 1 percent three-bedroom units. Rental 100 projects could be negatively affected in terms of viability, particularly eastside projects that typically create more affordable rents. Thirdly, if there is insufficient demand for three bedroom strata units, pricing may need to be further discounted and/or sales period extended, though the additional sensitivity at 12 months suggests this is both unlikely and manageable. For these reasons, the consultant suggested phasing in requirements starting with rezonings, monitoring for impacts and need, before considering extending the requirement to projects under existing zoning, as well as providing relaxations for mid-block sites and rental projects.

Consultation

Staff undertook a series of roundtable discussions with key stakeholder groups and an online survey in June 2016. Consultation sessions focussed on the proposed housing unit mix policy and the recommendation to consult on and update the *1992 Guidelines*. The survey asked participants for information about their own family status and housing, their perceptions on the availability and adequacy of family-sized apartments, as well as their opinions on proposed City action to increase the minimum number of family units required in new

apartment developments. Highlights of responses are included below, and detailed consultation feedback and survey responses can be found in Appendix D.

Stakeholder Consultation Sessions

Three sessions were held with key stakeholders groups: local family-serving organizations, members of the City's Children, Youth and Families Advisory Committee, and local multi-family strata and rental housing developers via the Urban Development Institute. Seven representatives from various local family serving organizations participated in a roundtable discussion, including neighbourhood houses, family centers, and resources centers. Responses from this group were supportive of changing the requirement to increase the supply of family units in strata and rental and participants expressed strong interest in participating in future consultation for the proposed design guideline updates. Participants emphasized the importance of ensuring overall increase in supply of family units and not just a shift between bedroom types. Six members of the Children, Youth and Families Advisory Committee housing subcommittee attended the roundtable. The committee discussed current housing challenges, sharing examples of under-housing and lack of adequate and affordable housing in their communities and amongst their peers. They were supportive of a higher family-unit inclusion in future development and interested to participate in consultation on the design guidelines. Thirteen members from the development industry attended a roundtable discussion and discussions focused on the challenges and opportunities to developing family-sized apartment units. The participants felt the session was held too late in the policy development process, but expressed keen interest in participating in the second phase design guideline review.

Family Housing Apartments Survey

The TalkVancouver survey which was advertised on social media and ran from June 9 to 21, 2016 received 2313 responses. Key survey findings include:

1. Perception of limited supply of apartments with three or more bedrooms: Almost all respondents rated the supply of apartments with three or more bedrooms as extremely limited – 88 percent for three-bedrooms. This response was consistent across family status, tenure type, and size and type of current housing.
2. Difficult to find two- and three-bedroom units that are suitable for families: 91 percent of respondents reported that it is difficult to find three-bedroom apartments in Vancouver, and almost all respondents further noted the difficulty of finding two and three-bedroom apartments that meet the needs of families and larger households - 87 percent of respondents for two bedroom, and 90 percent for three bedroom.
3. Current and future families reported a need for three or more bedroom units: Among the survey respondents, 55 percent of current families and 78 percent of households with future plans to have children are currently looking for apartment-style housing. 94 percent of respondent families with children, and 62 percent of respondents with future plans to have children, indicated that they are currently looking for a home with three or more bedrooms.
4. Most respondents strongly support the proposed new family unit requirements: 78 percent of all respondents agreed with requiring that 35 percent of new apartment to have two or more bedrooms. 76 percent of all respondents agreed that 10 percent of these apartments

be required to have three or more bedrooms. This support was consistent across family type and tenure, as well as across current housing size and type.

In considering all analysis undertaken by Staff and consultants, and feedback received via consultation, staff are recommending to Council the following:

Recommendation A. Council Approve the Family Room: Housing Mix Policy for Rezoning Projects

Subject to Council approval, the policy would apply city-wide to new rezoning applications received after Council approval of the policy. The policy recognizes the substantially different economic and market trends between family-unit delivery in strata apartments and rental apartment development. Rezoning applications that include any residential strata housing would be required to include a minimum of 35 percent family units, including a minimum of 10 percent of units with three or more bedrooms and a minimum of 25 percent of units with at least two bedrooms. To ensure projects are not deterred and to ensure congruence with existing City policies, the Director of Planning would be enabled to relax the requirements of this policy where literal enforcement of the policy would result in unnecessary hardship or deter heritage restoration and conservation, the delivery of affordable and rental housing, sustainability objectives in new developments, and sites with site-specific challenges (e.g. mid-block sites). Detailed description of the exceptions for this policy and criteria for consideration for relaxation can be found in the rezoning policy in Appendix A.

For rezoning projects under secured market rental housing policies and programs the target for family housing units will be raised from 25 to 35 percent. It has been shown that, all else being equal, stratified housing for sale will almost always be a more viable development prospect than rental. In the absence of government subsidies or incentives to encourage rental housing, this means strata development generally out-competes rental for financing and other resources critical for development, particularly in the current context of high land prices. Council has prioritized rental housing as a key source of long-term affordability and diversity of housing choice in Vancouver. Economic analysis demonstrated that adjusting the existing 25 percent family-unit requirement to 35 percent, with the inclusion of a minimum 10 percent three-bedroom requirement, would be a significant shift from current market practice that could render some projects financially unviable. Given the competition for land with more lucrative strata projects, and the unique environment (low interest rates and cap rates) that is supporting rental creation, staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects will be strongly encouraged to try to meet the 35 percent family-unit target, with inclusion of three-bedroom units when possible. Staff note, that all family units, both in strata and rental will continue to be expected to meet the guidelines for *High-Density Housing for Families with Children Guidelines*.

Recommendation B & C. Council Approve Implementation and Monitoring

Staff recommend that should Council approve this policy it apply to new rezoning applications received after the date on which Council adopts this policy. Council first directed staff to develop options that could increase the supply and the affordability of 3-bedroom units in new rental and strata projects in December 2013. In June 2015, staff introduced this proposed policy action to increase the supply by raising the family-unit requirement to 35 percent, with a 10 percent three-bedroom unit requirement. Planning and Housing staff have

made applicants and enquirers aware of this potential policy change over the last year and consultation with the public and key stakeholders was completed.

Project applicants are expected to demonstrate early in their enquiry that their project meets the requirement or target for family units. In cases where the project is unable to meet the 35 percent requirement or target, applicants will be required to submit a comprehensive design and financial rationale for staff review. Staff from Planning, Housing and Real Estate Services will review the request for relaxation and provide a recommendation to the Director of Planning. Council reports for projects requiring a relaxation, or where the family-unit target in rental is not achieved, will need to include data and information on why the project is not compliant.

To improve policy clarity consistency, and to work towards a robust citywide housing mix, Staff recommend to Council that all future community and area plans incorporate the housing mix requirement, unless a specific rationale for an alternate housing mix is determined appropriate for that location. The impact of the family-unit requirement will be monitored annually in the Housing and Homelessness Strategy Housing Report Card, including the tracking of approved family strata and rental units in rezoning applications.

Periodic assessment of the stock diversity in higher-density developments and the supply and demand for family units will be undertaken to determine if the housing unit mix policy should be adjusted or additional policy actions are required. The assessment will include evaluation of the proportion of family-units in higher density projects that are being occupied by families with children to assess whether new family-units created are supporting families to live in the City.

Recommendation D. Council Direct Staff to Update the High-Density Housing for Families Guidelines via Consultation and Engagement

Approved on March 24, 1992, the 1992 Guidelines have not been reviewed or revised in the last 30 years and need to be modernized to improve the liveability, affordability and flexibility of family units for the urban family of today. Staff recommend a robust consultation and engagement with the public, with a focus on engaging busy, time-strapped younger households and families who live in higher-density housing, as well as multi-family housing developers, architects and designers. Reconciling the affordability and liveability challenge is not simple, and an authentic engagement exercise that enables families with children and developers and designers to work through real world trade-offs will require creativity and innovation. Staff are in discussions with local co-design facilitators on a public engagement process for implementation in fall 2016. If directed and supported by Council to undertake consultation on the 1992 Guidelines, staff expect to be able to report back with new proposed guidelines in Spring 2017.

Financial Implications

Based on the financial analysis completed by Coriolis Consulting on the 13 selected case study sites under provided assumptions the proposed policy changes are expected to result in:

- small negative impacts to land value or developer profit for rezoning subject to fixed rate community amenity contributions or density bonussing
- small negative impacts to negotiated community amenity contributions

- small negative impacts to profit margins on secured market rental project on the East side

The forecast impacts could be larger if inclusion of the 10% three-bedroom requirement for strata residential rezonings:

- impacts the project design resulting in higher costs
- extends the sales periods due to lower demand for three-bedroom units resulting in higher financing costs
- results in a higher than forecast sales discount due to lower demand for three-bedroom units

The Director of Planning's discretion to relax the strata residential requirements in cases of unnecessary hardship or where the requirement may deter development of a project in the specified cases will serve to minimize the impact of the new requirements on existing Council approved policies and objectives. The policy's inclusion of a 35 percent family housing target for rezoning applications for secured market rental projects as opposed to a requirement provides the flexibility to preserve viability and not discourage development of secured market rental projects, particularly in areas of the City where local rents may not currently support the target family housing mix.

CONCLUSION

Existing family unit requirements and targets included in plans and policies have encouraged a minimum supply of two-bedroom apartments, ensuring that Vancouver's new higher density buildings created housing options for smaller families with children. As Vancouver becomes home to more people and more apartment style homes, it is vital that our housing stock continue to make room for families and diverse households. An environmentally sustainable and economically vibrant future requires the foundation of a family-friendly housing stock.

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Family Room: Housing Mix Policy for Rezoning Projects

Vancouver
Housing
Initiative

A City Everyone Can Call Home

July 2016



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1.0 APPLICATION AND INTENT

The housing mix policy for rezoning projects outlined in this document applies to rezonings city-wide and supersedes any existing family unit housing mix requirements and targets for rezonings that are set out in Council-approved community plans, area plans or policies as of the date that this policy is adopted by Council, unless the subject site being rezoned is specifically identified as a site that warrants an exception. In this policy, family units are defined to mean units that have two or more bedrooms. Family unit housing mix requirements and targets for rezoning projects are set out in many Council-approved plans and policies, including but not limited to the following:

- Marpole Community Plan
- Norquay Village Neighbourhood Centre Plan
- West End Community Plan
- Cambie Corridor Plan
- Little Mountain Adjacent Area Rezoning Policy
- Joyce-Collingwood Station Precinct Plan
- Secured Market Rental Housing Policy

The housing mix policy for rezoning projects outlined in this document does not apply to, or supersede, family unit housing mix requirements and targets included in Council-approved official development plans (ODPs). Family unit housing mix requirements and targets are set out in many ODPs, including but not limited to the following:

- Coal Harbour Official Development Plan
- East Fraser Lands Official Development Plan
- False Creek Official and Area Development Plan
- False Creek North Official Development Plan
- Southeast False Creek Official Development Plan

The housing mix policy for rezoning projects outlined in this document does not apply to or supersede family unit housing mix requirements and targets for rezoning projects where a Council-approved plan includes an intentional, alternate housing mix, such as the:

- Downtown Eastside Plan

Finally, the housing mix policy for rezoning projects outlined in this document does not apply or supersede family unit housing mix requirements or targets for development projects proceeding under existing zoning, including zoning districts which have density bonus provisions.

2.0 POLICY BACKGROUND

Diverse Housing Options

Vancouver is a growing city facing a variety of housing challenges and constraints. One challenge the city must grapple with is housing stock diversity, including how to make room in new housing stock for families with children and other larger households. New units adding to Vancouver's housing stock are almost exclusively developed in strata condominiums and rental apartments. By the most recent count, approximately 60 percent of the city's entire housing stock consists of apartment style units in higher-density buildings.¹ To maintain a vibrant and thriving city, Vancouver needs to be able to attract and retain working households and enable them to grow and age in place. Encouraging the development of strata and rental housing that can meet the needs of families and larger households will ensure Vancouver can be family-friendly into the future.

Family-Unit Policies for Higher-Density Housing

Vancouver has a long history of encouraging family units. The first community plan to include a specific requirement for family units was the False Creek Official and Area Development Plan in 1974. In 1978, the City's report on *Housing Families at High Densities* identified the unique needs and challenges of housing families with children in apartments and set out "principles and recommendations for designing medium and high density housing for families with young children". A key planning and housing objective that emerged through this work was the importance of encouraging a minimum requirement for family units in individual projects to foster family-oriented communities. Over time this objective was incorporated as a requirement in many community plans.

In 1992, Council adopted the *High-Density Housing for Families with Children Guidelines* which provide guidance on the location, form and design, and amenities that create family-friendly apartments and buildings. Since the 1990s, most community plans have included a minimum requirement or target of 25 percent family units in all new market housing and 50 percent family units in all new non-market housing.² The 2012 *Secured Market Rental Housing (SMRH)* Policy includes a target of 25 percent family units in new affordable rental projects.

Towards a Healthy Housing Mix

The existing family unit housing mix requirements, targets and guidelines have succeeded in encouraging development of units having two or more bedrooms. Since the 1990s, strata condominium projects have typically met or exceeded the existing baseline inclusion of 25 percent family units. However, the majority of family units created are two-bedroom units, resulting in a limited supply of three-bedroom units suitable for larger families and households. A review of recent development trends indicated that three-bedroom units were approximately 5 percent of new strata condominium projects.

Creating family units in rental housing has proven even more difficult. The existing stock of purpose-built market rental housing was developed between 1950

¹ Census, 2011.

² Note: In the case of East Fraser Lands ODP and the Little Mountain Adjacent Area Rezoning Policy the housing mix requirement is for 35 percent family units. In the DTES Plan the housing mix requirements were calculated to ensure that new development can address the need for SRO replacement housing.

and 1980 at a time when families with children were less likely to live in rental apartments. As a result, the stock of private purpose-built rental housing tracked by CMHC consists almost entirely of studios and one-bedroom units, designed for use by singles or two-person households. Only 16 percent of this stock consists of two-bedroom units, and less than 1 percent consists of three-bedroom units.³ The *Secured Market Rental Housing Policy (SMRH)*, adopted by Council in 2012, introduced a family unit target of 25 percent and has been successful in improving the supply of family units in new rental projects. Since the introduction of a target for family units in SMRH projects, the policy has enabled more than a doubling of the total proportion of family units approved under these policies, from approximately 14 percent to 29 percent.

Historically, families of at least one parent and one child made up nearly 35 percent of households in Vancouver. New housing delivery is shifting increasingly into higher-density forms, at the same time that the affordability and availability of traditional family housing forms (houses, duplexes, townhomes) are declining. Given the relative affordability of apartments in relation to traditional family housing, it is important that family units are created in this new stock. By raising the bar on the delivery of family units in apartment buildings from 25 to 35 percent, and specifying the inclusion of three-bedroom units, the City can encourage a more diverse and sustainable long-term housing mix. While the City cannot mandate that family units be occupied by families, a supply of larger apartments creates options for families with children, inter-generational households, downsizing seniors and other larger households that currently do not exist.

3.0 HOUSING MIX POLICY FOR REZONING PROJECTS

POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units, including a minimum of 10 percent of units with three or more bedrooms and a minimum of 25 percent of units with at least two bedrooms.

The Director of Planning may relax the requirements of this policy where literal enforcement of the policy would result in unnecessary hardship or deter:

- a) carrying out any restoration or renovation of a building or site on the Vancouver Heritage Register; or
- b) conservation of a building or site designated by Council as a protected heritage property or a building or site on the Vancouver Heritage Register;
- c) development of projects that meet Council approved priorities or policies for affordable housing, including but not limited to social and non-market, affordable home ownership or rental housing, and
- d) a project from achieving Council approved policy objectives for sustainable development, such as passive house;
- e) development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the recommended percentage of three-bedroom units;
- f) development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households.

³ CMHC, Private Apartment Rental Survey, 2013.

POLICY 2: The City's secured market rental policies and programs encourage the inclusion of family housing in rental projects. The target for family housing units is set at 35 percent of units for all rezoning applications for secured market rental developments.

The City's secured market rental policies and programs provide incentives to improve the economic feasibility of purpose-built rental projects delivered through the private market. It has been shown that, all else being equal, strata-titled housing for sale will almost always be a more viable development prospect than rental. In the absence of government subsidies or incentives to encourage rental housing, this means strata development generally out-competes rental for financing and other resources critical for development, particularly in the context of high land prices. Council has prioritized rental housing as a key source of long-term affordability and diversity of housing choice in Vancouver. As such, the City has taken steps to use incentives to support rental housing development.

Even with these incentives, rental housing development is still often a difficult prospect from a viability standpoint. Economic analysis demonstrated that adjusting the existing 25 percent family-unit requirement to 35 percent with the inclusion of a minimum 10 percent three-bedroom requirement would be a significant shift from current market practice that could render some projects unviable. Staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects will be strongly encouraged to meet the 35 percent family-unit target, with inclusion of three-bedroom units when possible.

4.0 IMPLEMENTATION AND MONITORING

4.1 Implementation

This policy will apply to new rezoning applications received after the date on which Council adopts this policy. Project applicants are expected to demonstrate early in their enquiry that their project meets the requirement or target for family units. In cases where the project is unable to meet the 35 percent requirement or target, applicants will be required to submit a comprehensive design and financial rationale for staff review. Staff from Planning, Housing and Real Estate Services will review the request for relaxation and provide a recommendation to the Director of Planning. Council reports for projects requiring a relaxation, or where the family-unit target in rental is not achieved, will need to include data and information on why the project is not compliant.

4.2 Monitoring

The impact of the family unit requirement will be monitored annually in the Housing and Homeless Strategy Housing Report Card, including the tracking of approved family units and family rental units in rezoning applications. Periodic assessment of the state of the supply, need and demand for family units will be undertaken to determine if this policy should be adjusted.

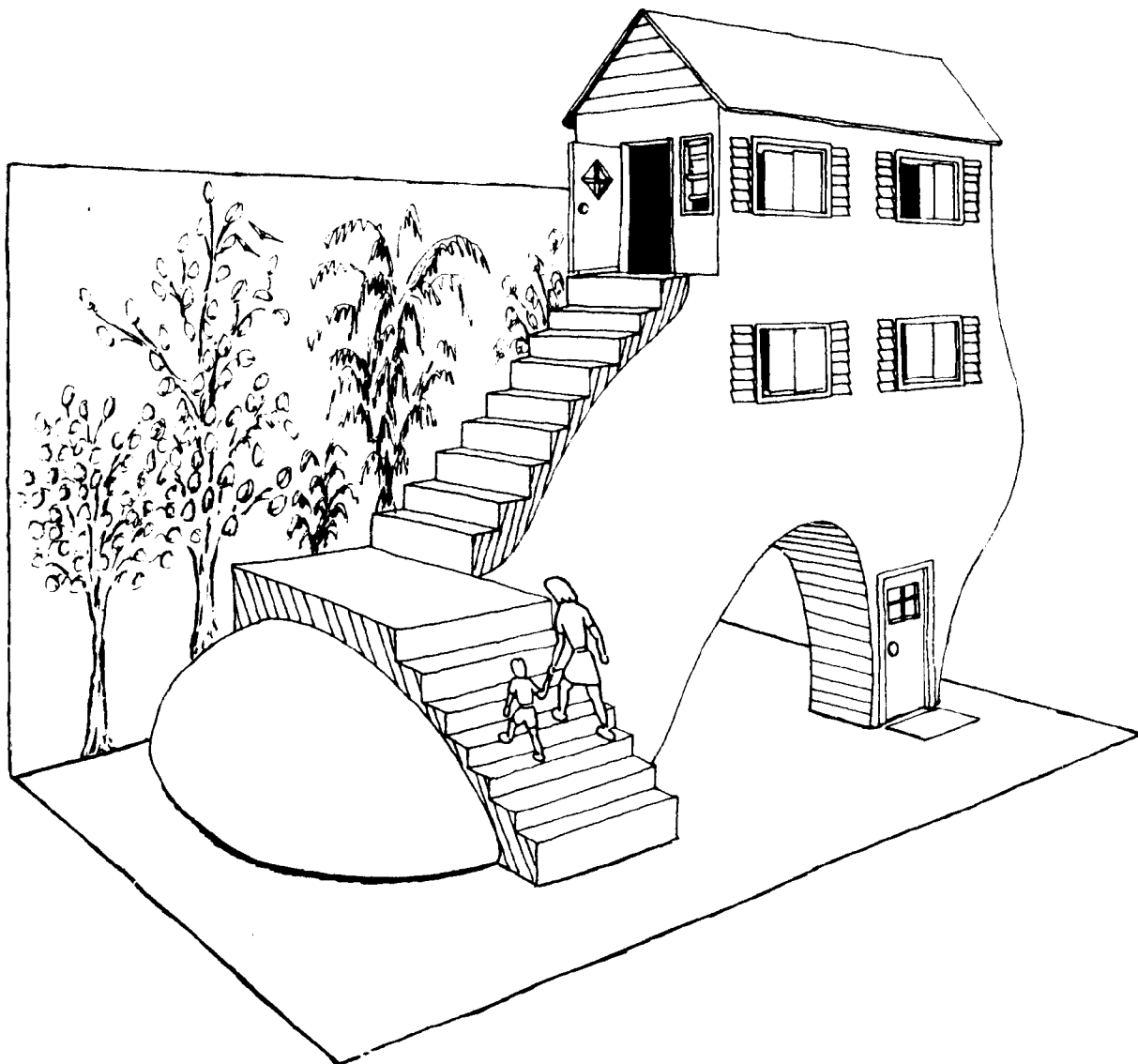


City of Vancouver *Land Use and Development Policies and Guidelines*

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HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

Adopted by City Council March 24, 1992



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1 Application And Intent

These guidelines are to be used in conjunction with the **Zoning and Development By-law** or an official development plan for new conditional approval residential developments, both market and non-market, of 75 and more units per hectare in density, which are designed specifically for families with children.

The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children.

The applicant is encouraged to consider creative approaches to accomplish the objectives stated for each guideline. Although quantitative standards are given in some cases, these are provided to assist applicants in their design as well as City staff in their evaluation. They are not necessarily absolute requirements.

The guidelines are grouped into three categories which follow the planning and design process: Project Planning guidelines deal with site selection and other general issues to be addressed at the beginning of the development process; Project Design guidelines discuss building design issues; and Unit Design guidelines address livability concerns specific to the individual unit design.

Each guideline is presented in three parts: the objective - a short statement of the goal or intent; the criteria - specific desired standards; and the discussion - additional considerations, supporting information, more detailed rationale, examples and suggested design solutions.

2 Guidelines For Project Planning

2.1 Site Selection

2.1.1 Objective:

Families with children should have reasonable and effective access to essential community services and recreational amenities.

2.1.2 Criteria:

Sites selected for family housing development should be within 0.8 km walking distance of an elementary school and its outdoor play area, a daycare centre, an after-school care facility, a community centre, and grocery shopping and within 0.4 km walking distance to a playground and a public transit stop. See second paragraph in Discussion.

Effective access means a walking route which is both safe (free from barriers such as the need to cross a major, unsignalled traffic arterial) and secure (having an environment suitable for elementary school children).

2.1.3 Discussion:

Maximum walking distances reflect experience with the physical capabilities of school-aged children and with acceptable travel times. These standards are based on situations with fairly level terrain; reasonable distances will be reduced where children must climb hills to reach their destination.

The site selection process should recognize the need for flexibility and allow for trade-offs, given that some sites may be suitable for families without having all amenities within walking distance. Where the maximum distances are exceeded, the solution may involve providing additional on-site amenities such as additional outdoor and indoor play space.

Consideration should be given to ensuring that key services and amenities have sufficient capacity to serve the anticipated population of the new development.

If a new housing development would overload the existing neighbourhood facilities and services, consideration must be given as to how the additional demand could be accommodated. Discussions should be held with City, Park and School Board staff early in the site selection process to determine the capacity of community amenities. In the case of large residential developments, community-based agencies such as family places or neighbourhood houses and the Vancouver Public Library may be consulted as well.

2.2 Surrounding Land Uses

- 2.2.1 Objective:
Housing for families with children should be protected from conflicts with adjacent land uses.
- 2.2.2 Criteria:
Care should be taken when family housing is developed on sites adjacent to non-residential land uses to provide for physical separation and security and for visual and acoustic privacy.
- Mixing of non-residential uses on the same site as family housing requires clear separation of pedestrian and vehicular access, distinct and separate parking areas, and secure, semi-private open space for the family project.
- 2.2.3 Discussion:
Residents' satisfaction is dependent on lack of intrusion by strangers and control of the housing site. Parents do not want their children to play in areas easily accessible to strangers. Uncontrolled access also increases opportunities for theft and vandalism.
- Experience indicates that children will play throughout the site. Where there are non-residential uses on the same site as family housing, children may be attracted to playing in inappropriate and unsafe areas. Teenagers, particularly, tend to hang out in commercial areas. Consequently, if mixed uses are planned, the design should take this into consideration.
- Guideline 4.2 on "Privacy" describes the criteria for visual and acoustic privacy.

2.3 Neighbourhood Compatibility

- 2.3.1 Objective:
To encourage new high-density family developments to fit into their surrounding neighbourhoods.
- 2.3.2 Criteria:
Family housing developments should be compatible in scale, character, and materials to their surrounding neighbourhood. In new development areas with a wide range of social and economic mix, the scale of buildings and quality of design should be comparable for all projects. The use of high quality, durable materials is critical in family projects due to the intensive use which children make of their immediate environment.
- 2.3.3 Discussion:
Residents like their development to conform as much as possible to the norms of its neighbourhood for orientation, setbacks, materials, height, and form. These considerations are particularly important in cases where family housing projects are sited in already developed neighbourhoods. In cases where a neighbourhood is in transition to higher density, design should reflect the planning intention.
- Where social and economic mix varies from building to building within a development area, research indicates that satisfaction is enhanced when the scale and quality of development is consistent throughout.
- Important considerations in creating quality design include architectural style and detailing, provision of views, sunlight penetration, privacy, landscaping, and the individualization of entries to units or groupings of units.
- In the long term, use of good quality materials will result in lower annual maintenance costs and higher resident satisfaction.

2.4 Number of Family Units

2.4.1 Objective:

There should be a sufficient number of family units in a project in order to give children peers to play with; to encourage a sense of community; and to support provision of adequate outdoor and indoor amenities for families and children.

2.4.2 Criteria:

Twenty family units in a single project is the suggested minimum. This could be reduced if the project is located close to other family developments.

The number of households related to a common, semi-private outdoor open space should not exceed 100. This maximum of 100 units may be comprised of one or more projects, provided that the common open space is designed to reflect the anticipated population, ownership, and management mix.

2.4.3 Discussion:

The choice of project size should also consider the anticipated number of children. When the child density is more than 75 children to the hectare or 70 children in one project, special care must be taken with site planning and design. Extra provisions should then be made for management, maintenance, and children's play.

While past experience supports project size in the 20 to 100 unit range, factors promoting the sense of belonging and identification with a development should be featured in the site and building design. The most important factor is the design and location of the common open space.

The size of non-market family projects should be consistent with CMHC and BCHMC program guidelines which are reviewed annually.

2.5 Household Mix

2.5.1 Objective:

In developments planned for a mix of household types, the family units should be grouped together in the most appropriate parts of the building or site.

2.5.2 Criteria:

Family units should be located in the portions of the building or site overlooking common outdoor play areas, closest to community services and recreational amenities and where exposure to non-residential land uses and heavily used traffic routes is minimized.

2.5.3 Discussion:

Most people like to live in a community where there is broad mix of people but they also want to be close to others of roughly the same age group or stage in the life cycle. Where there is a mix of family and non-family households within a building, similar households should be grouped together to encourage neighbouring behaviour and social contact. Grouping of similar households results in higher levels of satisfaction and fewer complaints about children's activities and noise. In multiple-storey buildings with double-loaded corridors this grouping can be accomplished by locating family units on the lower floors or alternately by locating family units on the side of the building facing the common outdoor play area. There are advantages to both approaches. Consider building design, construction and future management style.

3 Guidelines For Project Design

3.1 Hierarchy of Spaces

3.1.1 Objective:

To ensure that residents and visitors can easily distinguish among the private, semi-private (areas for the use of residents only), semi-public (accessible to the public but still on-site), and public realms in and around a development.

3.1.2 Criteria:

A clear hierarchy of spaces should be established within each development.

Individual units, their entries, and private outdoor spaces should be designed to maximize privacy.

Common outdoor open space and indoor amenity space should have access limited to residents and their invited guests.

The amount of semi-public territory should be minimized, especially in high-density projects.

3.1.3 Discussion:

Where feasible, it is desirable to provide private entries to units from the outside. Where it is necessary to group units around a common entry or along a corridor, the design should seek to individualize the entries to every unit. Achieving an individualized entry requires more than just painting the doors different colours; possible design solutions might utilize variation of corridor width, a combination of recessed and flush entries, different door types, or small windows or sidelights into the hall.

In buildings with double-loaded corridors, entry doors should be staggered to protect privacy by reducing the opportunities for neighbours to look into each other's entries or be disturbed by each other's comings and goings.

Ideally, no more than 12 units should be grouped together on the same hall, corridor, or entry. This suggested maximum is based on experience indicating that this is an upper limit to ensure maintenance and to foster neighbouring activities.

Residents should be encouraged through the design of the project to develop a sense of ownership and responsibility for the semi-private spaces they share with neighbours. Furthermore, they should also be permitted to alter, adapt, and personalize these spaces, where feasible. This approach should encourage residents to maintain their shared spaces.

Experience with high-density family projects in Vancouver clearly indicates that satisfaction with common outdoor open space increases as residents have control over its use and as outsiders are effectively prevented from entering it uninvited. Gated and locked central courtyards are the preferred design solution.

Semi-public open space should be limited to small areas of landscaping on the sides of the project which are adjacent to public sidewalks and should be designed to buffer the project from intrusion. Limited hard landscaping may also be appropriate, such as a seating area at the front entrance. These areas should not, however, be considered as meeting any part of the outdoor open space needs of residents.

3.2 Common Open Space

3.2.1 Objective:

There should be appropriate open space to meet the on-site needs of children and adults.

- 3.2.2 **Criteria:**
Experience has shown that children will play everywhere; the entire site should be designed to withstand use by children.
- A small common space for use by adults only is encouraged in both developments intended for families with children and those with a mix of family and non-family households.
- 3.2.3 **Discussion:**
With children using an outdoor space, it is essential that the landscape materials used stand up to wear and tear. Initial plantings of trees and shrubs should be of sufficient size to withstand the rough and tumble of children's play. Landscaping should be designed to create varied spaces within a large common open space and to use a mixture of hard and soft surfaces. Materials should be selected to be interesting and safe.
- The extent to which sunlight will penetrate into the common, open spaces of a project will affect its usage. The open space should be located and designed to maximize sunlight access, especially in the winter.
- Adult-only open space within a family project should be designed to discourage its use by children. Consider roofdeck and terrace locations.
- Open space for non-family households in a mixed project should be located near that portion of the building or site where non-family units are grouped.
- 3.3 Outdoor Play Areas for Children**
- 3.3.1 **Objective:**
Children of all ages should have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs.
- 3.3.2 **Criteria:**
- a) **General**
Total outdoor play area should range in size from 130 m² to 280 m². This can be achieved in one or more locations. See third point in following discussion.

Outdoor play areas should be situated to maximize sunlight access. There should be a minimum of 2 hours of sunlight between the hours of 10:00 a.m. and 5:00 p.m. on December 21st.

Adequate artificial lighting should be provided.

 - b) **Preschool Children's Play Areas**
There should be a minimum of 1.0 m² per bedroom, excluding the master bedroom, allocated for pre-school play areas. The main pre-school play area should be a minimum of 50 m².

There should be seating provided for adults to facilitate supervision and socialization.

Preschool play areas should be located near common indoor amenity areas and laundry rooms where they can be overlooked by adults.

 - c) **Elementary And Teen Aged Children Play Area**
There should be a minimum of 1.5 m² per bedroom, excluding the master bedroom, allocated for play areas for elementary school-aged and older children. The main play area for this age group should be a minimum of 85 m².
- 3.3.3 **Discussion:**
Separation of adjacent play areas for different age groups may be achieved either by landscaping, surface treatment, or a change of grade within the common open space.

The extent of these areas can be reduced if there is reasonable access to nearby playgrounds, playfields, and community facilities designed for these age groups. Reasonable access varies with age groups. For elementary school aged children 0.4 km is considered reasonable.

There is extensive literature available on the play needs of various age groups and the types of play areas which successfully meet these needs. Play areas should be designed to recognize and minimize the differences and potential conflicts between interests of different age groups. In general, both preschool and school-aged children require opportunities for active and quiet play, for group and individual play, for structured and creative play. The appropriate size of play area and the types of equipment vary for these age groups.

Play equipment should be chosen to provide children with a variety of experiences. Opportunities for water and sand play are especially important. Children need play places where they can intervene and interact with their environment, where they can move things around and create their own spaces. Children should also be provided with places for quiet and individual play.

Sand is the preferred surface material under active play equipment, since it cushions falls well. However, sand is not always suitable, particularly where pets from the neighbourhood may have access to the open space. In these cases, pea gravel is an acceptable alternative.

Provision of toilet facilities which are accessible to children from outdoor play areas is desirable, particularly in projects where access to individual units from outside is constrained by locked doors and buzzer systems.

The value of some covered play area for rainy days should be considered.

Amenity areas for teenagers tend often to be overlooked at the planning stage. This oversight can lead to problems later. Consider the on-site recreation needs and patterns of teens. Teenagers have less time for recreation because of school, homework, and part-time jobs and they will use places close to home where they can play for brief periods of time, such as before or after dinner, and which do not require them to walk to a school or community centre.

Teenagers will congregate in informal gathering places. There should be places for sitting and overlooking other activities. Some of the area could be covered for rainy weather.

Teenagers will readily use available outdoor space for informal ball games. Appropriate design solutions include a small court for shooting baskets or a windowless wall suitable for practising tennis strokes.

3.4 Supervision of Children's Play

3.4.1 Objective:

Recognize that small children require supervision while playing in common outdoor and indoor play spaces and facilitate opportunities to achieve that supervision by parents and other caregivers from within individual units or their private open spaces.

3.4.2 Criteria:

The design of a family development should maximize the potential for adults to supervise children at play. The basic elements of this supervision are:

- visual access for the parent or caregiver, preferably from the unit;
- natural surveillance from other overlooking units and common areas; and
- a direct and unobstructed route between the family units or observation point and the common play area along which visual contact with the play area can be maintained.

Projects with a mix of household types should be designed to maximize the number of family units overlooking children's play areas. As a minimum, every floor with family units should have an observation point to overlook the children's play areas. Stairs or door to the play area should be close by.

- 3.4.3 Discussion:
The potential to supervise play from the unit must be combined with a common outdoor open space that is secure and semi-private, otherwise small children often will not be allowed out into it by themselves.

Ideally, each family unit should have both visual and direct physical access to at least one common play area for small children. In buildings with double loaded corridors and/or over 3 storeys this can be problematic especially if the outside play space is located at grade on one side. Consider design solutions such as play lounges, observation corridors to allow visual access to the common play area, roof terrace play areas, and enlarged balconies. Observation lounges or corridors should have a balcony door or window that opens to permit verbal communication with the play area. Stairwells should be located close to observation points to facilitate quick access from observation points to play areas. Where possible locate stairwells on the exterior of the building and leave the outside wall open or glaze it to facilitate visual contact with the play area.

In projects with a mix of family and non-family households, consider mixing family and non-family units on the same level with the family units overlooking children's play areas.

Consideration should be given to siting indoor amenity spaces and, especially, laundry rooms where adults in them can easily view children's play areas.

Some building features limit the use of outdoor open spaces by small children such as locked doors requiring children to be able to use keys or buzzer systems. Elevators and fire doors on stairs also may act as obstacles to children's access. Intercoms, code-activated entry systems and/or automatic door openers can be considered but there should be back-up, in case of system failure.

3.5 Children's Safety

- 3.5.1 Objective:
Design the whole environment with the safety needs of children in mind.
- 3.5.2 Criteria:
The safety of children should be considered both within each unit and in the indoor and outdoor common spaces of a development.
- 3.5.3 Discussion:
Some of the specific design features of developments which need particular attention in family projects include opening windows, stair and balcony railings, stair configuration and proportions, above grade play area enclosures and railings, the locations of heaters and electrical outlets, and the choice of non-toxic landscape materials.

The appropriate play equipment for each age group should be selected based on its safety ratings.

All children's play equipment shall be installed strictly according to the manufacturer's specifications.

It is essential to strictly segregate children's play and circulation areas from vehicular routes, parking and loading areas.

3.6 Pedestrian Circulation Routes

- 3.6.1 Objective:
Ensure that both internal and external circulation routes are designed to enhance security, especially for women, children and seniors, and to accommodate the full range of activities which can be expected to occur in them.
- 3.6.2 Criteria:
Sightlines affect one's ability to see and be seen. Avoid blind corners and heavy landscaping which obstruct sightlines along pedestrian routes.

Locate and design entrances, lobbies, corridors, stairwells, elevators and walkways to maximize the potential for casual surveillance from units, semi-private and public areas. Create a safer night-time environment by providing appropriate lighting of access points and circulation routes.

Design circulation routes to be used comfortably for moving furniture and household possessions and for circulation of strollers, tricycles, bicycles, and wheeled toys.

Provision for handicapped access should be made; features such as ramps and wide doorways will also facilitate children's circulation through the development.

3.6.3 Discussion:

It is desirable to have more than one elevator, especially in buildings over 4 storeys or where there are seniors/handicapped units on upper storeys, so that one is always available when the other is being repaired or is tied up with moving day.

Design corridors to acknowledge that children will play in them. Corridors which are wider than standards require will be safer because they will permit people to circulate past strollers, tricycles, or wheeled toys parked temporarily in the hall. Durable, high quality construction materials are important.

3.7 Common Indoor Amenity Space

3.7.1 Objective:

Provide appropriate common indoor amenity space for families with children where individual units are not suited to desired indoor activities.

3.7.2 Criteria:

A multi-purpose/meeting room with a wheelchair accessible washroom and kitchenette should be provided for non-market and moderate rental family housing developments. It should be large enough to accommodate at one time, 40 percent of the estimated adult population.

Where laundry facilities are not provided within each unit, common laundry room or rooms should be provided.

The potential for other indoor amenity spaces such as a hobby room, a workshop, an indoor play space for small children, or a teenage lounge should be considered with regard to the anticipated age mix of residents, the ability of management to supervise them, and the availability of similar amenities in accessible, nearby community facilities.

3.7.3 Discussion:

The multi-purpose/meeting room should be designed to permit a range of activities and gatherings, including birthday and holiday parties. The furnishing, equipping, maintenance, and supervision of this room and other indoor spaces should be provided for. Experience has shown that rooms of at least 37 m² provide for the greatest range of use. A room size of less than 27.9 m² should be avoided.

The potential role of common indoor space in creating community interaction and safety should be fostered. For example, the location of common laundry rooms adjacent to other amenity spaces like lounges, children's play and outdoor open space areas can do a great deal to support interaction among residents and residential satisfaction. Moreover, the location of laundry rooms where they can receive informal supervision from regularly used circulation routes and where they will have access to daylight can support tenant security and supervision of a building.

In rental or non-market family projects common laundry rooms should have a minimum of one set of washer and dryer for every 10 dwelling units and be equipped with a sink, a sorting table, and a chair as a minimum. Laundry rooms should be located so that noise and heat from them does not annoy residents.

Consider including a day care or after-school care facility.

There is an increased need for common hobby or workshop space when units are too small to permit repair and maintenance activities.

3.8 Residents' Parking

3.8.1 Objective:
Parking should be secure, accessible and adequate for the needs of residents and visitors.

3.8.2 Criteria:
Casual surveillance of the garage entries should be maximized by locating them near building entries, sidewalks, or other busy pedestrian areas. Underground parking should be well-lit and ventilated.

Each residential development should have a separate, secure parking area with access limited to residents only.

Where access is not at grade, elevator access should be provided.

Parking spaces should be assigned to specific units and be clearly marked.

Residents' parking should be sited so as to minimize walking distance to units.

3.8.3 Discussion:
The Vancouver Parking By-law contains standards for parking garages.

The size of parking spaces should be generous enough to permit loading and unloading of such regularly transported goods as strollers, toys, and groceries.

It is preferred that visitors' parking be provided at grade, near the entry to the project. Alternatively, it can be located in accessible underground parking separate from the secure underground parking for residents. In either case, it should be clearly marked and directional signs should be provided. Some effective means should be found to ensure that visitors' parking is not used by project residents or by people going to other destinations in the vicinity of the project, particularly commuters.

Techniques to keep vehicles from speeding into and inside underground parking garages should be employed.

It is desirable to provide a car maintenance area within the garage. This area should have an electrical outlet. Similarly, a separate area with a water connection should also be provided for washing cars.

4 Guidelines for Unit Design

4.1 Unit Size and Interior Layout

4.1.1 Objective:
The size and layout of units should be appropriate to meet the needs of families with children.

4.1.2 **Criteria:**
Family units require a minimum of two bedrooms. Each bedroom should be large enough to accommodate a single bed, a dresser, a desk or table, and in children's bedrooms, some floor space for playing.

4.1.3 **Discussion:**
Single family dwellings have a range of spaces which can be used for recreation and study including attic spaces, basements, dens and family rooms. Apartment units, especially non-market ones, do not have the same number or range of spaces as do houses. Therefore, dining, living and bedroom spaces should be designed to accommodate a variety of family activities. For example, children's bedrooms will be used for study and play.

The design of the unit should provide for separation of conflicting uses.

The dining room floor should be washable and waterproof rather than carpeted.

The bathroom should be larger than the minimum size so that a parent and child can be in it together.

Unit sizes for non-market family housing should be consistent with BCHMC program guidelines.

The private outdoor space should be visible from the kitchen.

A generous entry area is highly desirable to permit room for toys and equipment, for dressing children on cold or rainy days, and for drying of wet shoes, boots, and outerwear. The floor surface of the entry should be washable, not carpeted.

Consider the layouts of adjacent units to ensure that "sleeping" areas are not affected adversely by proximity to neighbouring "living" areas.

4.2 Privacy

4.2.1 **Objective:**
Protect the privacy of family households.

4.2.2 **Criteria:**
Minimize the visual and acoustic intrusion into all dwelling units and into their private open spaces.

4.2.3 **Discussion:**
Research indicates that satisfaction with high-density living is very dependent on visual and acoustic privacy. Lack of privacy will increase a person's perception of crowding.

Acoustic privacy should be achieved between rooms in a unit, between units, and between buildings in a development. Common walls between units and around shared areas should have a Sound Class of 55 decibels. Floors between units should have an Impact Isolation Class of 55 decibels.

Concrete and masonry buildings will have better acoustic properties than wood frame buildings. Mixing family and non-family units in wood frame buildings can be problematic if there is not adequate noise separation.

Visual privacy between units can be achieved by separating building facades by 24.4 m or through screening with architectural and landscape elements.

In buildings with double-loaded corridors, unit doorways should be offset to avoid visual and acoustical intrusion.

4.3 Private Open Space

4.3.1 Objective:
Ensure that each household has a private outdoor open space adjacent to its unit for its exclusive use.

4.3.2 Criteria:
Each family unit should have a private open space which is a minimum of 1.8 m deep by 2.7 m wide.

The private open space should be designed to maximize sunlight access, safety, adaptability for a variety of family activities.

4.3.3 Discussion:
The private open space should be able to accommodate a range of activities including sitting out, tending plants, barbecuing, outdoor eating, quiet children's play, and minor household maintenance. Provision of storage for this equipment is desirable.

Use of and satisfaction with private open space is dependent on its size, orientation, availability of sunlight, ease of access from the unit, ease of supervision, privacy, and safety.

Special design consideration should be given to the private outdoor areas of north facing units to maximize exposure to sunlight. Avoid recessed north facing private outdoor areas.

4.4 Storage

4.4.1 Objective:
Provide sufficient bulk storage within the unit or within easy access of the unit.

4.4.2 Criteria:
In addition to adequately sized clothes and linen closets, a minimum of 5.7 m³ (2.3 m²) of bulk storage should be provided for each dwelling unit. Preferably all but at least 2.8 m³, should be located in a separate storage room within the unit at or near the entry. The balance of the storage space may be located in an easily accessible, secure area of the building.

Secure bicycle storage should be provided in accordance with the City's Bicycle Parking Standards.

4.4.3 Discussion:
Bulk storage space does not include clothes or linen closets.

Storage spaces should be suitable for large household items such as strollers, wheeled toys, suitcases, sports equipment and holiday decorations.

Communal storage rooms should be in secure areas of the development and have sturdy, lockable, individual, full height, storage lockers.

Bicycle storage is critical. Provide a lockable indoor bicycle storage room adjacent to a building entrance. If the bicycle storage room is located in the parking garage, it should be well lit and adjacent to the elevator or exit ramp.

Lockable outdoor bicycle racks should be provided near the building entrance.

A special room for children's bicycles, wheeled toys and strollers adjacent to the common outdoor space is desirable.

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

1.0 Background

- Current family housing policy - 25% 2 BR (or larger) units.
- Proposed policy - 35% 2 BR (or larger) units with a minimum of 10% 3 BR units.

2.0 Scope

- Review market trends in 3 BR apartment development.
- Analyze the financial impact of proposed policy change on financial viability of new apartment projects to evaluate any impacts on:
 - a) Financial viability of strata apartment projects.
 - b) Financial viability of Rental 100 projects.
 - c) Negotiated CACs.
 - d) Land values or development profits in locations with fixed rate CACs or density bonus zones.
 - e) Viability of large sustainable site rezonings.

3.0 Approach

- Selected 13 case study development sites representing a cross-section of:
 - a) Apartment growth areas in Downtown, East Side and West Side.
 - b) Locations with negotiated CACs, fixed rate CACs and density bonus zoning.
- Completed detailed financial analysis for development scenarios for each site:
 - a) 25% 2 BR units – existing policy.
 - b) 25% 2 BR and 10% 3 BR units – proposed policy.
- Development scenarios tested included strata apartment and rental apartment (Rental 100).

4.0 Market Trends

- The number of 3 BR units at new apartment projects that started marketing between January 2010 and mid-2015 is as follows:

	Total Units	3 BR (or larger)	Share
Downtown	3,702	165	4.5%
West Side	7,945	601	7.5%
East Side	5,155	164	3.2%
Total City	16,802	930	5.5%

- Over the past year or so, the amount of family oriented housing at new projects has been increasing.
 - a) During 2015, 25 new apartment projects began marketing.

	Total Units	2 BR	Share	3 BR (or larger)	Share
Downtown	781	345	44.1%	24	3.1%
West Side	1423	485	34.1%	168	11.8%
East Side	1051	467	44.4%	57	5.4%
Total City	3255	1189	36.5%	249	7.7%

- Of the 25 projects that began marketing in 2015:
 - a) 23 meet the current family housing policy (25% 2 BR or larger units).
 - b) 12 include 25% 2BR units plus 10% 3 BR units (the proposed policy).

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

- Key findings:
 - a) Most recent projects (9 of 14) on West Side are meeting proposed policy in terms of the number of units (not necessarily target market).
 - b) Less common to meet proposed policy in Downtown and East side.
 - c) 3 Bedroom market can be divided into two segments:
 - Higher end/luxury market is well served – typically targeting mature buyers, often downsizing from single family homes.
 - Move up/first time buyers not well served.

5.0 Key Variables that Could be Affected by Proposed Policy

- Average sales price or average rent per square foot.
- Total construction costs per square foot.
- Possibly project financing.

6.0 Review of 3 Bedroom Unit Pricing

- Most projects offering 3 BR units are targeting the high end/luxury segment of the strata apartment market (high end finishing, multiple car stalls, large balconies, upper floors).
- At the high end projects, the 3 BR units are usually achieving sales prices per square foot that are equal to or higher than 1 BR and 2 BR floor plans in the same project.
- There is a limited stock and limited sales evidence for 3 BR units in projects that are targeting more affordable price points.
- Excluding the higher end product, it appears that the maximum discount (psf) on 3 BR units over comparable 1 and 2 BR units is about 10%. Although the 3 BR unit sells at a discount psf, the total unit price is still higher than a 2 BR unit as shown below.

Hypothetical Comparison of Average 2 BR and 3 BR Unit Prices in Building (with 10% reduced sales price psf on 3BR units)

	2 BR	3 BR	Difference
Unit Size (sf)	850	1100	+29%
Price per square foot	\$800	\$720	-10%
Unit Price	\$680,000	\$792,000	+16%

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

7.0 Illustration of Impact on Average Project Sales Price and Construction Costs

- Hypothetical Project Controlled for Total Saleable Square Feet

25% 2 BR Units (Existing Policy)

	Number	Share	Net Size (sf)	Total Saleable Floorspace	\$PSF	Total Revenue
Studio, 1BR, 2BR	110	100%	651	71,650	\$800	\$50,155,000
3 BR	0	0%	1,100	0	\$0	\$0
Overall	110	100%	651	71,650	\$800	\$50,155,000

25% 2 BR Units + 10% 3 BR Units (Proposed Policy)

	Number	Share	Net Size (sf)	Total Saleable Floorspace	\$PSF	Total Revenue
Studio, 1BR, 2BR	90	90%	674	60,650	\$800	\$42,455,070
3 BR	10	10%	1,100	11,000	\$720	\$6,930,000
Overall	100	100%	717	71,650	\$788	\$49,385,070

Hard Construction Costs per Gross Square Foot (excluding parking)

Construction Cost By Bedroom Type	Share of Floorspace	Cost Per Square Foot	Notes
Studio, 1BR, 2BR	85%	\$220	Existing Policy
3BR	15%	\$200	
Overall	100%	\$217	Proposed Policy

8.0 Key Assumptions for Analysis

- Analyzing impact of including 3 BR units in a project that caters to move-up or first time family buyers, not the high end/luxury segment.
- 3 BR units would be offered in parts of the building that are more affordable (i.e. lower portions of the building).
- 1 parking stall per 3 BR unit (not additional parking).
- 3 BR units sell (on average) at a 10% discount psf compared to 1 and 2 BR units. We test further discounts of 15% to 20% on 3 BR unit sales prices per square feet as part of our sensitivity analysis (see Section 10.0).
- The inclusion of the additional family housing units does not result in a significantly longer sales period for projects (due to the assumed lower pricing per square foot on the 3 BR units and limited inventory of 3 BR units in the market). We also completed sensitivity analysis that assumes an extended presales period of 6 to 12 months due to the increased number of 3 BR units (see Section 10.0).
- 3 BR units would average about 1,100 square feet (not larger).
- Could be considered maximum financial impact on project as some projects already include 3 BR units and some 3 BR units sell at a premium psf.

9.0 Summary of Analysis – Base Case (See Exhibits 1 to 5)

- Small reductions in land values supported by redevelopment – generally zero to 1%.
- Small reductions in developer's profit margins – generally less than one percentage point.
- Small reductions in negotiated CAC values for individual rezonings - \$1 to \$2 psf.

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

- Small reductions in negotiated CAC values for large/major projects.
- Little or no impact on Rental 100 projects in Downtown or West Side – small negative impact on profit margin on East Side – about one percentage point – can be mitigated by:
 - a) Relaxation of the proposed 10% 3 BR requirement so that there are still 35% family housing units, but less than 10% 3 BR units.

10.0 Sensitivity Analysis (See Exhibit 6)

- Possible that impacts could be larger than estimated in base case if:
 - a) There are impacts on design (to create increased opportunities for windows for 3 BR units) and costs – particularly for mid-block lowrise or midrise projects with no side yard setbacks – impact on land value of up to 5%. This could be mitigated by relaxing the 3 BR requirement so that there are still 35% family housing units, but less than 10% 3 BR units. This reduces the maximum estimated impact to 3% on land value.
 - b) There is an extended sales period due to the inclusion of 3 BR units – 6 to 12 months of additional presales – maximum impact on land value of 2% to 3% (this is the maximum impact – it would be lower at most case study sites).
 - c) There is less demand than expected for 3 BR units (due to price point) – impact on land value of 3% to 5% (this is the maximum impact – it would be lower at most case study sites).

11.0 Implications

- In almost all cases, any estimated negative impacts are small.
 - a) Under existing zoning, small negative impact on existing land values or on profit.
 - b) Under fixed rate or density bonus zoning, small negative impact on land values or on profit.
 - c) For rezonings involving negotiated CAC, small negative impact on potential CAC value.
 - d) For Rental 100 projects, any negative impacts likely limited to East Side projects.
- Potential concerns:
 - a) Mid-block lowrise and midrise buildings may face larger impacts if floorplates need to be redesigned to create increased opportunities for windows for 3 BR units.
 - b) East Side rental projects (i.e. Norquay, East Hastings) could face financial challenges due to lower rental rate per square foot for 3 BR units.
 - c) East Side strata projects will be negatively affected if there is not ample demand for 3 BR units (longer sales periods, increased discount on pricing).
 - d) To optimize project performance, developers may work hard to aim 3 BR units at upper end of market (may not result in family housing).
- To mitigate impacts, the City could consider:
 - b) Phasing in the introduction of the proposed new family housing requirement so the new requirements only apply to rezonings (and monitor for any negative impacts prior to applying under DP). For rezonings involving a negotiated CAC, any negative impacts would result in reduced amenity contributions rather than reduced profit margins.
 - c) Relaxing the proposed 10% 3 BR requirement in specific situations, such as mid-block projects and East Side rental projects. Projects could still provide 35% family housing units, but less than 10% 3 BR units.

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

Exhibit 1:

Summary of Financial Analysis for Strata Redevelopment Scenarios - in Negotiated CAC Areas

Site	Area	Current Zoning	Development Scenario	Rezoned FSR	CAC Approach	Estimated Supportable Land Value From Rezoing Before CAC			Calculated CAC psf of Increased Permitted Floorspace (FSR)		
						Existing Family Housing Policy	Proposed Family Housing Policy	Change	Existing Family Housing Policy	Proposed Family Housing Policy	Change \$psf
Case Study Site 1	Downtown South	DD-N	Highrise Residential	11.1	Negotiated	\$58,075,679	\$57,700,891	-0.6%	\$182	\$180	-\$2
Case Study Site 2	Chinatown South	HA-1A	Mixed-Use Highrise	7.0	Negotiated	\$9,855,491	\$10,046,302	1.9%	\$56	\$67	\$11
Case Study Site 3	Marpole	C-2	Mixed-Use Highrise	3.0	Negotiated	\$6,330,547	\$6,330,249	0.0%	\$76	\$76	\$0
Case Study Site 4	Cambie Corridor	C-2	Mixed-Use Highrise	4.7	Negotiated	\$15,162,315	\$15,128,462	-0.2%	\$147	\$146	-\$1
Case Study Site 5	Grandview-Woodland	C-2C1	Mixed-Use Midrise	4.0	Currently Negotiated	\$3,390,731	\$3,470,619	2.4%	\$1	\$6	\$5

Exhibit 2:

Summary of Financial Analysis for Strata Redevelopment Scenarios - in Fixed Rate CAC or Density Bonus Areas

Site	Area	Current Zoning	Development Scenario	FSR	Fixed Rate CAC or Density Bonus	Estimated Supportable Land Value After CAC or DB contribution			or	Profit Margin (assuming land purchased at value under existing policy)	
						Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,611,723	-0.5%		15.0%	14.9%
Case Study Site 7	Marpole	RT-2	6 Storey Apartment	2.5	\$55 psf	\$16,144,665	\$16,225,530	0.5%		15.0%	15.2%
Case Study Site 8	Marpole	RM-9	4 Storey Apartment	2.0	\$55 psf	\$13,471,043	\$13,607,350	1.0%		15.0%	15.4%
Case Study Site 9	Cambie Corridor	RS-1	6 Storey Apartment	2.4	\$55 psf	\$8,561,004	\$8,549,023	-0.1%		15.0%	14.9%
Case Study Site 10	Little Mountain Adjacent	RS-1	5 Storey Apartment	2.3	\$23 psf	\$7,198,585	\$7,213,526	0.2%		15.0%	15.1%
Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,247,879	-1.0%		9.9%	9.5%
Case Study Site 12	Norquay Village	C-2	Mixed-Use Highrise	3.8	\$10 psf	\$5,288,845	\$5,451,455	3.1%		15.0%	15.5%

Exhibit 3:

Summary of Financial Analysis for Strata Redevelopment Scenarios - Under Existing Zoning - No CAC Required (assuming new policy can be applied under existing zoning)

Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
						Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Case Study Site 6	West End	C-6	Mixed-Use Highrise	2.6	n/a	\$12,360,855	\$12,340,317	-0.2%		15.0%	14.9%
Case Study Site 13	Kitsilano	C-2	4-Storey Mixed Use	2.5	n/a	\$13,189,934	\$13,150,423	-0.3%		15.0%	14.8%
Case Study Site 5	Grandview-Woodland	C-2C1	4-Storey Mixed Use	2.75	n/a	\$3,377,507	\$3,338,391	-1.2%		15.0%	14.6%

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

**Exhibit 4:
Summary of Financial Analysis for Rental 100 Scenarios**

Site	Area	Current Zoning	Development Scenario	FSR	Estimated Supportable Land Value for Development Concept			or	Profit Margin	
					Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Case Study Site 6	West End	8.75	Highrise Mixed-Use	8.75	\$15,899,765	\$16,246,824	2.2%		15.0%	15.5%
Case Study Site 13	Kitsilano	C-2	Lowrise Mixed-Use	2.5	\$8,731,002	\$8,840,399	1.3%		0.0%	0.1%
Case Study Site 13	Kitsilano	C-2	Lowrise Mixed-Use	3.39	\$10,499,958	\$10,667,190	1.6%		7.5%	8.0%
Case Study Site 12	Norquay Village	C-2	Lowrise Mixed-Use	2.5	\$4,731,995	\$4,563,464	-3.6%		14.1%	13.0%

Summary of Financial Analysis for Rental 100 Scenarios (35% 2 BR Units and No 3 BR Units)

Site	Area	Current Zoning	Development Scenario	FSR	Estimated Supportable Land Value for Development Concept			or	Profit Margin	
					Existing Family Housing Policy	35% 2 BR Units	Change		Existing Family Housing Policy	35% 2 BR Units
Case Study Site 12	Norquay Village	C-2	Lowrise Mixed-Use	2.5	\$4,731,995	\$4,682,578	-1.0%		14.1%	13.8%

**Exhibit 5:
Summary of Financial Analysis for Major Projects with Negotiated CACs**

Site	Proposed Market Floorspace (sf)	CAC Approach	Estimated Supportable CAC (rounded)			Calculated CAC psf of Total residential floorspace		
			Existing Family Housing Policy	Proposed Family Housing Policy	Change	Existing Family Housing Policy	Proposed Family Housing Policy	Change
Case Study Site 14	1,009,023	Negotiated	\$61,000,000	\$59,000,000	-3.3%	\$60	\$58	-3.3%
Case Study Site 15	2,478,582	Negotiated	\$100,425,000	\$97,750,000	-2.7%	\$41	\$39	-2.7%

Figures based on assumptions at time of original analysis (early 2013 for Site 14 and mid-2015 for Site 15)
Assumes that Proposed Policy Reduces Rezoned Strata Apartment Land Values by 1%

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

Exhibit 6:

Sensitivity Analysis - Example of Mid Block Site that Requires Redesign with Increased Building Envelope to Accommodate 3 BR Units

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 13	Kitsilano	C-2	4-Storey Mixed Use	2.5	n/a	\$13,189,934	\$13,150,423	-0.3%		15.0%	14.8%
Sensitivity	Case Study Site 13	Kitsilano	C-2	4-Storey Mixed Use	2.5	n/a	\$13,189,934	\$12,573,727	-4.7%		15.0%	12.7%

Sensitivity Analysis - Example of Mid Block Site that Requires Redesign with Increased Building Envelope to Accommodate 35% 2 BR Units, but No 3 BR units

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 13	Kitsilano	C-2	4-Storey Mixed Use	2.5	n/a	\$13,189,934	\$13,150,423	-0.3%		15.0%	14.8%
Sensitivity	Case Study Site 13	Kitsilano	C-2	4-Storey Mixed Use	2.5	n/a	\$13,189,934	\$12,776,553	-3.1%		15.0%	13.5%

Sensitivity Analysis - Example of Impact of Increased Sales Price Discount psf on 3 BR Units (15% discount psf from other units, rather than 10%)

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,611,723	-0.5%		15.0%	14.9%
Sensitivity	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,178,130	-2.8%		15.0%	14.2%
Base	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,247,879	-1.0%		9.9%	9.5%
Sensitivity	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,198,787	-3.2%		9.9%	8.7%

Appendix C. Summary of Financial Analysis for Family Housing Policy, Coriolis Consulting

Exhibit 6 (con'd):

Sensitivity Analysis - Example of Impact of Increased Sales Price Discount psf on 3 BR Units (20% discount psf from other units, rather than 10%)

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,611,723	-0.5%		15.0%	14.9%
Sensitivity	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$17,744,537	-5.1%		15.0%	13.5%
Base	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,247,879	-1.0%		9.9%	9.5%
Sensitivity	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,149,694	-5.3%		9.9%	7.5%

Sensitivity Analysis - Example of Impact of Extended Presales Period due to 3 BR Units (6 months additional)

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,611,723	-0.5%		15.0%	14.9%
Sensitivity	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,401,904	-1.6%		15.0%	14.5%
Base	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,247,879	-1.0%		9.9%	9.5%
Sensitivity	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,222,839	-2.1%		9.9%	9.1%

Sensitivity Analysis - Example of Impact of Extended Presales Period due to 3 BR Units (12 months additional)

	Site	Area	Current Zoning	Development Scenario	FSR	CAC Approach	Estimated Supportable Land Value			or	Profit Margin (assuming land purchased at value under existing policy)	
							Existing Family Housing Policy	Proposed Family Housing Policy	Change		Existing Family Housing Policy	Proposed Family Housing Policy
Base	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,611,723	-0.5%		15.0%	14.9%
Sensitivity	Case Study Site 6	West End	C-6	Mixed-Use Highrise	8.75	25% social housing	\$18,697,533	\$18,192,084	-2.7%		15.0%	14.2%
Base	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,247,879	-1.0%		9.9%	9.5%
Sensitivity	Case Study Site 11	Norquay Village	RS-1	4 Storey Apartment	2.0	\$15 psf	\$2,270,703	\$2,197,800	-3.2%		9.9%	8.0%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Summary of Key Stakeholder Consultation

Three roundtable discussions were held from June 14 to 20, 2016. Staff consulted local family-serving organizations, members of City of Vancouver's Children, Youth and Families Advisory Committee, and local multi-family strata and rental housing developers via the Urban Development Institute. At the sessions, staff provided an overview of the analysis taken to develop the proposed policy and recommendations for Council.

Discussion topics and feedback generally included:

- background on city's role in supporting family-housing
- reaction to the proposed *Housing Mix in Apartments Policy for Rezoning Projects*
- reaction to different requirements for rental and strata projects
- elements that make apartments and apartment buildings family friendly
- discussion on optimal engagement strategies for the 1992 Guidelines

Family-Serving Organizations:

Seven attendees from various service and community groups serving families participated in the roundtable discussion, such as neighbourhood houses, family centers, resources centers and housing focused organizations.

Overall there was positive response from the group and participants expressed strong interest in collaborating/supporting future consultation for the proposed design guideline updates. Participants emphasized the importance of ensuring overall increase in supply of family units and not just a shift between bedroom types. Feedback included:

Phase 1. Proposed Policy & Current Housing Challenges:

- Security/reno-victions: For unsecured rental properties, perception that tenants could be kicked out at any time. As such, tenants are choosing not to voice concerns like the need for more space.
- Traditionally the housing market was for buyers looking for a home with additional housing available for investment. Presently, significant portion of housing units are first sold as investment, and the remainder is left for buyers looking for a home.
- Concern over foreign buyers and whether government can control who is buying.

Phase 2. Review of 1992 Guidelines:

- Concern over allowance of pets
- More ground oriented (townhouse)
- Uniform finishing amongst all units, especially in social housing.
- Provision of in suite laundry
- Importance of spaces that create community

Other family related concerns:

- Overall affordability of all family services and needs, such as daycare
- Leases coming due in False Creek South Community and potential loss of excellent housing for families.

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Children, Youth and Families Advisory Committee - Housing Subcommittee:

Six members attended the roundtable discussion. The committee discussed current housing challenges, as well as important housing elements for families. Feedback included:

Phase 1. Proposed Policy & Current Housing Challenges:

- less than ideal sleeping arrangements: ranging from the living room as a master bedroom to children sleeping in storage closets
- families of five requesting 1 bedroom units so they can live in a desirable location

Phase 2. Review of 1992 Guidelines:

- bedroom size: general consensus that it does not have to be large, but should be able to fit a bed as well as desk. The master bedroom could be smaller since working parents do not spend much time at home.
- living room/flex space: larger is better, especially for families with young children.
- playspace: when suitable park space is not available, children will use hallways as play area (8-10 year olds)

Other comments:

- opportunity for housing on VSB lands. Rather than going through seismic upgrades which are noisy and result in loss of recreation space, students suggested building new school building with smaller footprints and utilizing extra land for other uses such as housing.
- greenspace: Ideal for housing to be located near a park.

Urban Development Institute:

Thirteen members from the development industry attended the roundtable where discussions focused on the challenges and opportunities to developing family-sized apartment units. The group felt the roundtable session was held too late in the policy development process, but expressed keen interest in participating in the modified design guidelines. Feedback included:

Phase 1. Proposed Policy & Current Housing Challenges:

- General consensus that the new requirements could be met, but concern that units would not be affordable for families
- Bringing the policy forward without accompanying design guidelines would likely enforce existing trend of developing luxury 3 bedroom units. As such, working on the design guidelines and bringing them into effect as soon as possible is important. Felt waiting to bring the guidelines and policy in tandem was preferable.
- Approval process taking longer under the new requirement, especially for projects involving CAC negotiations. i.e. Uncertainty around how the DOP relaxations and real estate negotiations will be impacted. Also, unit mix would be difficult to establish at enquiry stage. Recommended that City monitors duration of these negotiations under new policy.

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Phase2. Review of 1992 Guidelines:

- Prior to reviewing guidelines, parameters should be clearly set with regards to:
 - defining what an affordable 3 bedroom is
 - identifying what families need, versus what a families want
- Livability must be considered throughout the review process, to prevent future stock of undesirable 3 bedroom units.
- Woodframe: focus policies on low-rise buildings because woodframe buildings require lower construction costs, which would enable creation of more affordable 3 bedroom units.
- Inboard three bedrooms
- FSR exclusions for third bedrooms

Other comments:

- AirBNB has further limited available stock and created further pressure on the housing market.
- Strong housing market has resulted in long term renters with relatively fixed rents being evicted when the house is sold. These residents are often forced to move to suburbs where rents are lower.
- To deliver affordable units, further incentives are needed to counter rising land costs.
- Due to overall limited stock of townhouses, new Townhouses delivered under policy like the Cambie Corridor have inflated prices and are unaffordable. In order to bring down prices, overall stock needs to increase noticeably.

General Feedback:

During the roundtable sessions, participants also discussed consultation processes and provided suggestions for Phase 2. Key ideas that emerged include:

- Earlier involvement.
- Broad involvement that brings out different groups to counter the City listening to the voice of a small minority.
- Work directly with schools, especially those located in downtown and other areas with higher density like Joyce-Collingwood.
- During guideline review, collaborate with the City's Sustainability group to ensure alignment between passive house and family unit requirements and guidelines.

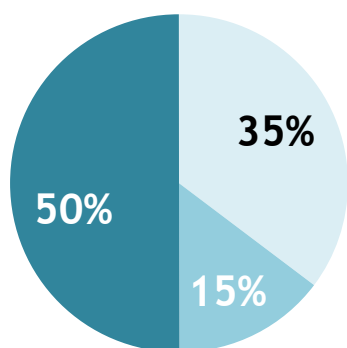
Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Summary of TalkVancouver Family Apartments Survey Results

2313 people responded to the Talk Vancouver Survey on Family Housing in Apartments, which ran from June 9 to June 21, 2016. The survey asked participants for data about their own family status and housing, their perceptions on the availability and adequacy of family-sized housing, as well as their opinions on proposed City action to increase the threshold requirement for family-sized housing units in strata and rental apartment developments.

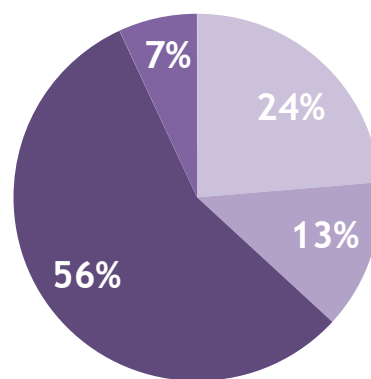
What is Your Family Status?

- Have Kids
- Considering Starting a Family
- Not Considering Starting a Family



What Type of Home Do You Live In?

- Single Detached
- Townhouse/Duplex
- Apartment
- Secondary Suite



Summary of Responses:

- 1) **Extremely Limited Supply of Apartments with 3 or More Bedrooms:**
Almost all respondents rated the supply of apartments with 3 or more bedrooms as extremely limited - 88% for 3 bedrooms, and 87% for 4 or more bedrooms. This response was consistent across family status, tenure type, and size and type of current housing.
- 2) **Difficult to Find 2 and 3 Bedroom Units that Are Suitable for Families:**
91% of respondents agreed that it is difficult to find 3 bedroom apartments in Vancouver, and almost all respondents further noted the difficulty of finding 2 and 3 bedroom apartments that meet the needs of families and larger households - 87% of respondents for 2 bedrooms, and 90% for 3 bedrooms.
- 3) **Cost and Availability Are Major Barriers to Families Finding Suitable Apartment Housing**
Almost all current families with children noted that cost and availability are barriers to finding 2 and 3 bedroom apartments suitable to their needs (96% and 88% respectively). Other barriers identified by current families are suitability of units (50%)

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

and location (32%). These concerns were consistent regardless of tenure (owning and renting), as well as across current housing type and size.

- 4) There is demand for apartments and ground-oriented housing with 3 or more bedrooms among Vancouver households, including current and future families**
Among the survey respondents, 55% of current families and 78% of households with future plans to have children are currently looking for apartment-style housing. 94% of respondent families with children, and 62% of respondents with future plans to have children, indicated that they are currently looking for a home with 3 or more bedrooms.

When asked to list the top five things they need in their next home, current and future families noted the following:

- A second bedroom (39% of current, 66% of future)
- A third bedroom (45% of current, 31% of future)
- More flexible space (58% of current, 25% of future)
- More storage space (47% of current, 59% of future)
- A larger kitchen (55% of current, 56% of future)
- Closer to schools (50% of current, 22% of future)

- 5) Most respondents strongly support the proposed new family unit requirements**
78% of all respondents agreed with requiring that 35% of new apartment have 2 or more bedrooms. 76% of all respondents agreed that 10% of these apartments be required to have 3 or more bedrooms. This support was consistent across family type and tenure, as well as across current housing size and type.

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Survey Results

Note: Tables have been condensed to provide information clarity or focus on a key topic. Data on non-responses or “don’t know/not sure” are not included in the tables. Some questions (see survey tool at end of Appendix D) allowed for multiple answers. For these reasons, or due to rounding, response percentages in many columns will not add to 100 percent.

Respondent Characteristics: Family Status and Current Housing

	Own/Rent Status		Current Number of Bedrooms				Current Type of Housing		
Family Status	Own	Rent	1bd	2bd	3bd	>3bd	Apartment	Single Detached	Townhouse /Duplex
Current Family	37%	31%	10%	38%	58%	55%	23%	54%	47%
Considering Family	8%	21%	26%	14%	14%	4%	18%	5%	10%
No Plans for Children	45%	35%	58%	38%	23%	17%	50%	25%	29%

	Family Status		Own/Rent Status		Current Type of Housing		
Number of Bedrooms in Current Home	Current Families	Future Families	Own	Rent	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Studio	0%	3%	1%	5%	5%	0%	0%
One	8%	54%	18%	43%	48%	2%	1%
Two	41%	35%	40%	36%	43%	15%	49%
Three	31%	5%	24%	11%	38%	44%	4%
>Three	19%	3%	17%	5%	45%	5%	0%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

	Family Status		Own/Rent Status		Current Number of Bedrooms in Home			
Type of Housing	Current Families	Future Families	Own	Rent	1bd	2bd	3bd	Currently in >3bd
Single Detached	36%	8%	34%	11%	1%	9%	48%	88%
Townhome or duplex	18%	8%	17%	7%	1%	17%	31%	6%
Apartment	37%	69%	46%	65%	89%	62%	11%	1%
Secondary Suite	6%	12%	1%	12%	7%	9%	5%	2%
Laneway House	0%	0%	0%	1%	1%	0%	0%	0%

	Family Status		Own/Rent Status		Current Number of Bedrooms in Home				Current Type of Home		
Number of People in Household	Current Families	Future Families	Own	Rent	1bd	2bd	3bd	>3bd	Apartment	Single Detached	Townhouse/ duplex
1	0%	9%	19%	21%	38%	13%	5%	5%	29%	6%	7%
2	5%	89%	39%	44%	53%	49%	25%	25%	48%	27%	39%
3	42%	2%	18%	19%	8%	24%	28%	28%	16%	21%	26%
4	41%	0%	18%	11%	1%	13%	32%	32%	7%	31%	21%
5	9%	0%	4%	3%	0%	2%	8%	8%	1%	10%	4%
>6	3%	0%	2%	1%	0%	0%	2%	2%	0%	5%	2%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

What is your impression of the supply and availability of the following types of apartments in Vancouver? (to rent or own)

2 bedroom apartment units										
		Family Status		Own/Rent Status		Current Number of Bedrooms			Current Type of Home	
	All Respondents	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Almost None or Few are Available	57%	54%	61%	50%	66%	59%	47%	61%	50%	52%
There are Some or Lots Available	39%	42%	37%	46%	32%	39%	46%	35%	45%	44%

3 bedroom apartment units										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Almost None or Few are Available	88%	92%	90%	88%	89%	92%	90%	89%	86%	93%
There are Some or Lots Available	6%	3%	4%	6%	4%	3%	3%	4%	8%	3%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

>3 bedroom apartment units										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/ Duplex
Almost None or Few are Available	87%	91%	88%	89%	85%	90%	91%	86%	92%	92%
There are Some or Lots Available	3%	2%	3%	3%	3%	2%	1%	2%	3%	2%

Thinking about *apartments* in Vancouver (to rent or to own), how easy or hard do you think it is to find:

2 bedroom apartment units										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
Difficult	69%	68%	74%	61%	75%	69%	65%	71%	64%	62%
Easy	8%	8%	6%	11%	5%	9%	9%	7%	10%	8%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

3 bedroom apartment units										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
Difficult	91%	95%	90%	91%	90%	93%	93%	91%	89%	92%
Easy	1%	1%	0%	1%	1%	1%	1%	1%	2%	1%

How easy or hard do you think it is to find 2 or 3 bedroom *apartments* (to rent or own) in Vancouver that adequately meet the needs of families or larger households?

2 bedroom apartments that meet the needs of families and larger households										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
Difficult	87%	91%	90%	83%	91%	89%	89%	87%	83%	90%
Easy	3%	3%	1%	4%	1%	2%	4%	2%	4%	2%

3 bedroom apartments that meet the needs of families and larger households										
	All	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/ Duplex
Difficult	90%	95%	90%	89%	91%	92%	93%	89%	88%	95%
Easy	1%	1%	0%	1%	1%	0%	1%	1%	2%	0%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

City Council is considering requiring new apartments (for rent or to own) to include 35% family-sized units (up from 25%). The requirement would specify that a minimum of 25% of the units should be two bedrooms, and a minimum of 10% of the units should have three or more bedrooms. Do you disagree or agree with the policy?

Do you Agree with Requiring that 35% of New Apartments Have 2+ Bedrooms?										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
	All									
Disagree	12%	11%	9%	14%	10%	10%	13%	12%	15%	13%
Agree	78%	83%	83%	75%	80%	81%	78%	77%	75%	81%

Do you Agree with Requiring that 10% of these apartments have three bedrooms or more?										
		Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
	All									
Disagree	13%	13%	10%	15%	12%	10%	13%	13%	15%	15%
Agree	73%	79%	78%	71%	75%	81%	78%	72%	72%	76%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

What do you think are the Top 3 challenges for people looking for 2 or 3 bedroom apartments in the city?

General Barriers to Finding 2 or 3bd Apartment Units									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Cost	96%	96%	95%	97%	97%	94%	97%	94%	96%
Availability	88%	85%	88%	85%	88%	88%	86%	88%	88%
Suitability of units	50%	51%	49%	50%	51%	53%	47%	51%	53%
Location	32%	36%	36%	36%	34%	31%	38%	33%	35%

Family Specific Barriers to Finding 2 or 3bd Apartment Units									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Concerns about Noise	43%	15%	22%	24%	24%	33%	20%	30%	27%
Adult-only buildings	38%	12%	18%	22%	21%	29%	17%	22%	25%
Landlord or Owners	38%	14%	16%	23%	21%	28%	15%	23%	23%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Thinking about your future, do you think you'll remain living in Vancouver?

Do you think you will stay in Vancouver?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Yes	42%	26%	63%	28%	43%	54%	43%	60%	48%
No	24%	30%	11%	29%	23%	15%	22%	15%	16%
Not Sure	35%	44%	26%	43%	34%	31%	35%	25%	36%

Are you looking to move from your current home to another place in Vancouver?

Are you looking to move from your current home to another place in Vancouver?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Yes	19%	47%	12%	36%	18%	11%	22%	12%	17%
No	69%	39%	77%	47%	70%	80%	66%	75%	67%
Not Sure	11%	14%	11%	17%	12%	9%	12%	14%	16%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

For those who answered YES to above: What size and type of home are you looking for? What are the top things you need in a new home?

What Size of Home are you Looking For?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Studio	2%	0%	3%	6%	2%	0%	5%	0%	0%
1bd	2%	5%	5%	25%	9%	0%	22%	0%	5%
2bd	40%	68%	44%	70%	52%	39%	70%	36%	45%
3bd	67%	51%	44%	35%	53%	70%	31%	48%	59%
>3bd	27%	11%	18%	8%	13%	17%	8%	27%	9%

What Type of Home are you Looking For?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/duplex
Apartment	55%	78%	56%	76%	61%	52%	77%	48%	55%
Townhouse	57%	62%	41%	49%	59%	48%	41%	39%	73%
Single Family Home	47%	19%	28%	20%	27%	39%	17%	39%	36%
Laneway Home	23%	24%	19%	20%	19%	43%	18%	15%	32%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Secondary Suite	2%	5%	0%	5%	5%	0%	1%	3%	0%
Other	3%	0%	8%	4%	5%	4%	5%	6%	5%

Top Five Things you need for your household in the apartment you're looking for									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/duplex
A second bedroom	39%	66%	53%	68%	49%	46%	66%	44%	55%
A third bedroom	45%	31%	38%	19%	29%	38%	21%	44%	36%
A fourth bedroom	5%	6%	6%	1%	5%	0%	2%	11%	0%
More storage space	47%	59%	51%	58%	59%	54%	53%	50%	64%
More flexible space	58%	25%	43%	51%	51%	62%	49%	50%	82%
Larger bedrooms	39%	16%	38%	23%	44%	38%	27%	56%	18%
Closer to schools	50%	22%	30%	28%	32%	54%	26%	44%	27%
A larger kitchen	55%	56%	43%	53%	49%	46%	52%	44%	27%

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Survey Questions

Family Housing in Apartments

Vancouver strives to be a city that everyone can call home. As we grow, more families are living in taller apartment buildings.

The City requires a minimum amount of “family units” (two or more bedroom homes) to be included in new apartment projects, however many Vancouver families still struggle to find adequately sized housing. Through a family housing strategy, Vancouver wants to improve housing options for families and larger households.

As an important first step, City Council has identified the need to grow the number of family-sized apartments by increasing the minimum number of two and three bedroom homes in new apartment buildings.

Tell us what you think of this proposal and your experiences with family housing in this short questionnaire! Your input will help inform the development of the Housing Mix in Apartments Rezoning Policy that will go to Council for consideration in the coming months. The survey will be available until June 21, 2016.

Keep in mind, for the purposes of this questionnaire:

- An **“Apartment”** is defined as a rented or owned unit in a multi-unit building accessed through shared lobbies and hallways. Condominiums/condos that are rented or owned in low or high rise buildings are also considered “apartments” in this survey.
- **“Family”** is defined broadly to include any households where adults and children are living together. “Larger Households” are also included in the “families” grouping to recognize the needs of households of three or more people without children who may also need a two, three or more bedroom unit.

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

1. Do you live in the City of Vancouver?
2. What is your impression of the supply and availability of the following types of apartments in Vancouver ?(to rent or own)

Bedroom Type	Almost none are available	Few are available	There are some available	There are lots available	Don't know/ not sure
Studio					
1 bed					
2 bed					
3 bed					

3. Thinking about *apartments* in Vancouver (to rent or to own), how easy or hard do you think it is to find:

	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know / Not sure
2 bedroom apartments in general						
3 bedroom apartments in general						

4. We've heard from some families that when they do find 2 or 3 bedroom apartments, there are still aspects of these homes that don't meet all of their needs.

In other words, they may have the right number of bedrooms, but there are other features that are lacking (e.g. size of bedrooms, enough storage, play space etc.), so that their housing needs aren't being *adequately* met.

How easy or hard do you think it is to find 2 or 3 bedroom *apartments* (to rent or own) in Vancouver that adequately meet the needs of families or larger households?

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know/ Not sure
2 bedroom apartments that adequately meet the needs of families and larger households						
2 bedroom apartments that adequately meet the needs of families and						

5. **Do you have any comments about finding 2 and 3 bedroom apartments in Vancouver?**

6. **Did you know that:**

- Approximately 35% of Vancouver's households are families with children and the last census showed that 6,300 of those families were living in studio or 1-bedroom apartments.
- Less than 1% of Vancouver's secured rental housing has three bedrooms

City Council is considering requiring new apartments (for rent or to own) to include 35% family-sized units (up from 25%). The requirement would specify that a minimum of 25% of the units should be two bedrooms, and a minimum of 10% of the units should have three or more bedrooms.

Do you disagree or agree with the policy?

	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know/ Not sure
Requiring that 35% of new apartments have two or more bedrooms						
Requiring that 10% of these apartments have three bedrooms						

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

[IF LIVE IN VANCOUVER, ASK Q7 ELSE SKIP TO Q8]

7. What do you think are the Top 3 challenges for people looking for 2 or 3 bedroom apartments in the city?

Cost
Availability
Requirements from landlords (e.g. credit check, references etc.)
Suitability of units (e.g. condition, accessibility, storage options, etc.)
Location (e.g. near transit, amenities, schools etc.)
Size of household
Other (please specify)

7a. Thinking about your future, do you think you'll remain living in Vancouver?

Yes
No
Don't know/ Not sure

[IF YES TO REMAIN VANCOUVER ASK Q7]

7b. You've said that you want to remain living in Vancouver. Why is that?

For work (e.g. job, employment opportunities etc.)
For school (e.g. either yourself or your children)
For lifestyle (e.g. social, recreational, cultural opportunities)
For friends and family
For community (e.g. neighbourhood connections, cultural communities etc.)
Other (please specify)
All of the above

7c. Comments

7d. Are you looking to move from your current home to another place in Vancouver?

Please select one response only.

Yes
No
Don't know/Not sure

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

[IF Q7d is YES, ASK Q7e-f]

7e. What size of home are you looking for?

Please select all that apply.

Studio
1 bedroom
2 bedrooms
3 bedrooms
More than 3 bedrooms

7f. And what type of home are you looking for?

Please select all that apply,.

Apartment
Townhouse/duplex
Single family home
Laneway home
Secondary Suite (e.g. basement suite)
Other (please specify)
Any type as long as it's the right size

7f. What are the top five things you need for your household in the apartment you're looking for?

- A second bedroom
- A third bedroom
- A fourth bedroom
- Larger sized bedrooms
- A larger kitchen
- More shared family space
- More flexible spaces/rooms designed to serve dual purposes
- A second bathroom
- A larger family-sized bathroom
- More storage space
- Close schools, parks and/or community centers
- Better shared amenities in the building (outdoor play area, common rooms, etc.)
- Other (please specify)

[IF 7a = NO TO REMAIN VANCOUVER], ASK Q8]

8. You've said that you don't want to remain living in Vancouver, or are unsure whether you do. Why is that?

[OPEN-END]

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

A bit about you and your household

These last few questions will help us understand how our results represent people in the community. All responses are treated as anonymous.

1. What is your postal code?

2. Which one of the following age groups do you belong to?

19 years and under
20-29 years
30-39 years
40-49 years
50-59 years
60-69 years
70+

3. Do you identify as...?

Male
Female
Transgender
None of the above. I identify as [text box]
Prefer not to say

4. How many people are in your household including yourself?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- More than 10

5. How would you describe your household?

- Single
- Couple
- Single considering starting a family
- Couple considering starting a family
- Couple with kids
- Single parent with kids

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

- Multifamily household with kids
- Multifamily household without kids
- Intergenerational household
- Roommates
- Other(please specify) _____

6. Do you rent or own your home?

Rent

Own

Other (please specify)

7. What type of home do you live in currently?

Single detached home

Townhouse or duplex

Low rise building (four storeys and under)

High rise building (five or more storeys)

Secondary suite (e.g. basement suite)

Laneway house

Other (please specify)

8. How many bedrooms does your home have?

- ☐ 0
- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4+

9. What size is your home?

- ☐ Less than 400 sq.ft.
- ☐ 400 to less than 600 sq.ft.
- ☐ 600 to less than 900 sq.ft.
- ☐ 900 to 1100 sq.ft.
- ☐ Over 1100 sq.ft.

10. How did you hear about this questionnaire?

Talk Vancouver email invitation

Emailed newsletter

Newspaper ad

City of Vancouver website

Other Website (please specify)

Friend/family (word of mouth)

Facebook

Twitter

Media coverage (e.g. article, radio show, TV etc.)

Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy

Other (please specify)

I can't remember [EXCLUSIVE]

- 11. Would you like to continue the conversation about family housing? If you want to hear about events and consultations on the broader family housing strategy in the coming months, please provide your contact information below so we can invite you to attend!**

Name:

Email:

Phone:

Thank you for participating in this survey! Your input will help inform the development of the Housing Mix in Apartments Rezoning Policy that will go to Council for consideration in the coming months.