



REPORT

Report Date: November 5, 2020
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Meeting Date: November 24, 2020
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan

RECOMMENDATION

- A. THAT, to advance the delivery of affordable housing and accelerate community and economic recovery objectives, Council endorse the criteria in Appendix A, to establish conditions under which rezoning applications can be considered for 100% secured rental with below-market housing within rezoning areas D and E of the Burrard Corridor in the West End Community Plan, as an alternative option to providing inclusionary social housing.
- B. THAT passage of the above resolution will in no way fetter Council's discretion in considering any rezoning application and does not create any legal rights for the applicant, any person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

REPORT SUMMARY

This report seeks Council approval for guiding criteria to allow rezoning proposals with 100% secured rental housing in which a minimum of 20% of the residential floor area is secured below-market rental. Such an approach is an alternative to the current inclusionary social housing requirement in the Burrard Corridor (rezoning areas D and E) of the West End Community Plan (the "Plan").

Recent shifts in Vancouver's real estate market have impacted the financial viability of strata condominium developments and consequently made it challenging to deliver social housing in

the West End as part of the inclusionary housing policy. The delivery of rental housing, however, appears to be viable as demonstrated by a number of West End applicants who have approached the City seeking to switch from strata with inclusionary housing to 100% rental housing.

If approved, the proposed criteria in Appendix A, will provide an alternative option to the existing inclusionary housing policy for rezoning in the West End. It will also support the goals of the Housing Vancouver Strategy through the creation of secured market rental and below-market rental housing. This alternative option is intended to achieve a similar level of affordability set by existing policy while enabling a shift towards secured rental housing.

Staff recommend this alternative be tested as a trial in both time and scope. As proposed, it would be available for a two-year period ending December 31, 2022 and limited to the Burrard Corridor sub-area in the West End Community Plan. Further, this approach would be coordinated with both the development of the 2018 Vancouver Plan and with the short-term community recovery actions currently underway. Learnings here would then be folded into future policy while responding to an immediate need of supporting local economic activity through the creation of construction jobs.

The 2017 Housing Vancouver Strategy expanded affordable housing to include the delivery of below-market rental housing by the private sector. This approach has been implemented through the Moderate Income Rental Housing Pilot Program (“MIRHPP”) and used in other community plans, including the expected Oakridge Municipal Town Centre rezoning policy and district schedules. Since the West End Community Plan was adopted by Council in 2013, it pre-dated the implementation of below-market rental options that are now in use across the City.

As is typical of the rezoning process, individual rezoning applications will require staff analysis, community consultation, and consideration by the Urban Design Panel and advisory committees, prior to those cases being considered and decided by Council at public hearings.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Moving Vancouver Forward (#MovingVancouverFwd) (2020)
- West End Community Plan (2013)
- Rezoning Policy for the West End (2013)
- Housing Vancouver Strategy and Three-Year Action Plan (2017)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017)
- Vancouver Plan (2018)
- Moderate Income Rental Housing Pilot Program (2017)
- Tenant Relocation and Protection Policy and Guidelines (2015, amended 2019)
- Rental Housing Stock Official Development Plan (2018)
- Community Amenity Contributions Policy for Rezonings (1998, amended 2020)
- Vancouver Development Cost Levy By-law (2008, last amended 2020)
- Vancouver Utilities Development Cost By-law (2018, last amended 2020)
- Rental Incentive Programs Bulletin (2019, amended 2020)

REPORT

Background/Context

Policy Background

West End Community Plan and Rezoning Policy for the West End – The 2013 West End Community Plan provided policies to guide growth in the West End over a 30-year period. The plan enabled delivery of housing, transportation network improvements, utility improvements, heritage, community amenities, parks and open space, towards a livable and sustainable community. A summary of the West End public benefit strategy implementation and housing targets are provided in Appendix B.

The Burrard and Georgia corridors, as well as portions of Robson and Davie streets, are suitable locations for additional housing and job space to support growth while preserving much of the interior neighbourhoods' affordable rental stock. To implement the plan, an accompanying Rezoning Policy for the West End was adopted. The rezoning policy applied to specific locations that would generate a community amenity contribution (CAC) for the delivery of amenities and/or on-site public benefits, including social housing through an inclusionary housing policy.

The inclusionary housing policy is intended to maintain and enhance the affordability of existing rental housing through the replacement of existing units with social housing. The policy enables additional density in select areas through site-specific rezoning applications where at least 25% of the floor area is social housing, or one-for-one replacement of existing rental units with social housing units, whichever is greater. The social housing is constructed as part of the development and delivered turnkey to the City as an air space parcel.

Figure 1: Rezoning Policy for the West End with Areas D and E



Rezoning areas D and E in the Burrard Corridor (Figure 1), zoned RM-5A and RM-5B respectively, are subject to the inclusionary housing policy. This area contains many older rental

buildings with comparatively low rents. Under the Rental Housing Stock Official Development Plan, these rental units require one-for-one replacement when sites are redeveloped.

Housing Vancouver Strategy – Since the adoption of the Plan in 2013, the need for and challenges of housing affordability have become increasingly acute. The 2017 Housing Vancouver Strategy expands the City's focus to deliver the "right supply" of housing to meet a continuum of income affordability and housing types city-wide. New policy tools were introduced, including the delivery of market and affordable below-market rental housing. The strategy targeted 72,000 new homes between 2018 and 2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units.

Strategic Analysis

1. Market Conditions and the COVID-19 Pandemic

Since 2017, local and provincial initiatives have sought to limit the escalation of housing prices and rents, specifically the City's Empty Homes Tax, the Province of BC's Speculation and Vacancy Tax, and Foreign Buyer's Tax. These policy interventions, along with other macro-economic influences, have contributed to a softening of Vancouver's high-value strata condominium housing market. In March 2020, the COVID-19 public health crisis precipitated additional economic impacts causing further disruptions in the housing market.

Rezoning Applications in Areas D and E – A number of rezoning projects in the West End have been delayed in which some developers have chosen not proceed to public hearing or to enactment. This includes inclusionary housing sites in Areas D and E. Between 2013 and 2018, five rezoning applications were received in these areas, together proposing 342 units of social housing and 866 of strata housing (Figure 2).

Figure 2: Rezoning Applications in Areas D and E between 2013 and 2018



- **Site 1:** 1068-1080 Burnaby Street and 1332 Thurlow Street (Strand/Intracorp.) – *approved in principle at public hearing but CD-1 not yet enacted*
- **Site 2:** 1055 Harwood Street (Strand/Intracorp.) – *approved in principle at public hearing but CD-1 not yet enacted*
- **Site 3:** 1066-1078 Harwood Street (Bosa) – *has not proceeded to public hearing*
- **Site 4:** 1065 Harwood Street and 1332 Thurlow Street (Bosa) – *has not proceeded to public hearing*
- **Site 5:** 1040-1080 Barclay Street (Bosa) – *has not proceeded to public hearing*

Given current market conditions, applicants have approached the City seeking a more flexible policy approach in the West End. The approach entails switching from the current strata with inclusionary social housing to an alternative that considers 100% rental housing with a below-market component intended to achieve similar affordability within the rental housing.

2. Social and Rental Housing Targets

The Housing Vancouver Strategy recognizes that market, below-market and non-market rental are necessary parts of the “right supply” of housing along a housing continuum. Recent city-wide housing figures show a significant shortage of rental housing, with delivery falling behind Housing Vancouver targets for this type of housing. While the Strategy has secured a significant number of social and rental housing units, many more units are needed city-wide to expand affordable options across the housing continuum, including below-market rental options.

West End Community Plan Social Housing Targets – The plan establishes a 10-year social housing target (2014-2024) of 600 units and a 30-year target of 1,600 units. As of today, 567 units of social housing have been *approved* in the West End which amounts to 94% of the Plan’s 10-year target for social housing and 35% of the 30-year target (based on total number of units approved). Of the 567 units, 184 are within the inclusionary housing sites and are sites that would be eligible for switching to all rental. However, of the 567 units of social housing approved in the West End, only 308 units have been built or are under construction, with the remainder delayed or not proceeding at this time.

West End Community Plan Rental Housing Targets – The Plan sets a 30-year target for 1,900 units of rental housing. As of today, 1,544 secured rental units are under construction or completed. While rental housing delivery appears to be on track to meet and potentially exceed the West End targets, there is still a city-wide need for more affordable rental options (“right supply”), including below-market rental options.

City-wide Social Housing Targets – The 10-year Housing Vancouver target for social and supportive housing (2018-2027) is 12,000 units city-wide. To date, 5,286 units have been approved, or 44% of the target overall.

City-wide Rental Housing Targets – The 10-year Housing Vancouver city-wide target for new purpose-built market rental (2018-2027) is 20,000 units (Figure 4). The City has approved 3,555 market rental units and 173 private-ownership below-market rental units, for a total of 3,728 approved units, or 19% of the target.

Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market Rental and Private Ownership for Below-Market Rental Housing as of June 30, 2020

Housing Type	Category	10-Year Targets	Units Approved Towards Targets	% Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	3,555	22%
	Private Ownership Below-Market Rental	4,000	173	4%
	Total	20,000	3,728	19%

Other Downtown Social Housing Projects – While the delivery of affordable housing continues to be challenging city-wide, other social housing projects initiated by government and the non-profit sector are currently underway and expected in and around the Downtown area. Should these projects move ahead, they would provide an additional 650 units of social housing. The addition of social housing in adjacent areas could help to offset or balance the current pause on social housing delivery in the West End.

Based on the current conditions and the progress on implementation of the West End Community Plan detailed above, staff recommend adding a time-limited option of below-market rental housing, confined only to the inclusionary social housing areas of the Burrard Corridor. This will provide a near-term opportunity to deliver affordable housing.

3. Alternative Option for Below-Market Rental Housing – Criteria and Conditions

The alternative option for 100% secured rental with minimum 20% below-market rental presents an opportunity to deepen affordability to similar levels to what is currently achievable in the Burrard Corridor. Below-market rental units are secured at rental rates that match the affordability needs of moderate income households. These households may face challenges meeting rental rates offered in new market rental buildings, but may not choose or qualify for social housing.

Staff recommend adding an alternative option under criteria and conditions detailed below and in Appendix A:

- i) Policy Scope – Consider rezoning applications for 100% secured market rental housing with a minimum 20% of the total floor area as below-market rental housing, or one-for-one replacement of existing rental units, whichever is greater (see *Housing Affordability Criteria* below).
- ii) Geographic Scope – Applies only to rezoning areas D and E of the Burrard Corridor (see Figure 1).
- iii) Housing Affordability Criteria – A minimum of 20% of the residential floor area is secured as below-market rental (BMR) units, or one-for-one replacement of existing rental units with below-market rental units, whichever is greater. The number of BMR units and/or the depth of affordability may be increased depending on the proforma review. All rental housing and the affordability of below-market units would be secured for the greater of 60 years or life of the building.

Below-market rental units would be required to meet affordability requirements for households with moderate incomes. Rents for these units would be pegged to either:

- a) The City's Moderate Income Rental Housing Pilot Program (MIRHPP) average monthly starting rents; or
- b) A percentage less than the Canada Mortgage Housing Corporation (CMHC) average market rents for the area, subject to agreement by the City and provided that a portion of the below-market units offer deeper levels of affordability than those achieved under the MIRHPP program.

For example, the affordability criteria could require a portion of the below-market units to have rents set at 50% below the CMHC average market rents for the local area, while the remaining could be rented at 20% below the CMHC rates. Expected monthly rents are shown in Figure 5.

Figure 5: CMHC Averages, 20% below CMHC Averages, and 50% below CMHC Averages

Unit Type	Studio		1-bedroom		2-bedroom		3-bedroom	
	Rent	Income ²	Rent	Income ²	Rent	Income ²	Rent	Income ²
DCL By-law – Maximum Averages Westside (2020) ¹	\$1,641	\$65,640	\$1,942	\$77,680	\$2,611	\$104,440	\$2,977	\$119,080
CMHC Averages Zone 2 – English Bay (CMHC, Oct 2019)	\$1,331	\$53,240	\$1,666	\$66,640	\$2,339	\$93,560	\$3,586	\$143,440
BC Housing (HILS) (2021)	\$1,387	\$55,500	\$1,387	\$55,500	\$1,687	\$67,500	\$1,838	\$78,000
MIRHPP	\$950	\$38,000	\$1,200	\$48,000	\$1,600	\$64,000	\$2,000	\$80,000
20% Below CMHC Average	\$1,065	\$42,600	\$1,333	\$53,320	\$1,871	\$74,840	\$2,869	\$114,760
50% Below CMHC Average	\$666	\$26,640	\$833	\$33,320	\$1,170	\$46,800	\$1,793	\$71,720

¹ For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the 2019 Rental Market Report, plus 10% released on January 15, 2020.

² 30% of gross annual income spent.

As shown, tying rents to percentages of CMHC average rents shows the ability to deliver below-market units with comparable overall average depth of affordability as required under the MIRHPP program¹, but with a greater range of affordability across the below-market units. The portion set at 50% below CMHC average rents would achieve a greater depth of affordability than the average MIRHPP rents and would be more affordable to households with incomes that are significantly below the current maximum Housing Income Limits (HILs) for social housing. The below-market units set at 20% below the CMHC averages would serve a somewhat higher range of incomes, with the rents of three-bedroom units serving households with incomes greater than \$80,000.

- iv) **Securing Affordability Over Time** – Housing tenure and affordability of all rental units will be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The mechanism for securing affordability will be

¹ Based on current market conditions, the weighted overall averages by unit type would be within 4% of MIRHPP, with the exception that the overall below-market rents for three-bedroom units would be approximately 27% higher.

determined on a project-by-project basis, depending on the identified composition of the below-market rental units:

- a) *Rent Control under MIRHPP* – The existing approach under MIRHPP ties rent escalation to the annual allowable increase under the Residential Tenancy Act (RTA) in perpetuity, regardless of tenant turnover; or
- b) *Alternative Approach – Tied to CMHC Rents* – As an alternative to rent control under MIRHPP, staff support tying the allowable rent escalation *between* tenancies in the below-market rental units to the CMHC average rents for the area. Linking escalation to CMHC averages would allow the below-market rents to remain indexed to changes in average market rents over time. This mechanism ensures that the level of affordability secured in the below-market units remains consistent, while also improving the units' economic viability by enabling rent adjustment to address future operating cost increases. Linking rents and rent increases to CMHC average market rent is a common approach to housing programs in jurisdictions across Canada.

Staff have analysed CMHC average market rent escalation over time to estimate what such increases might be in the future. While it is difficult to predict in a changing rental market with a low vacancy rate, the most recent five-year average increase (2014-2019) was 5.6%. However, based on long-term historical trends, average annual increases are likely to be lower than what has been observed in recent years. Staff recognise the distinction between tying rent increases between tenancies to the market instead of to inflation, but are confident that this alternative approach will result in long-term affordability for the target incomes.

- v) *Form of Development* – Consider proposals with moderate increases in floor area to a maximum of 20% additional floor area beyond what is enabled by the West End Community Plan and by the *West End – Tower Form, Siting and Setbacks Administrative Bulletin*. Proposals will be evaluated on an application- and site-specific basis to maintain the overall objectives of the plan in terms of livability, high quality urban design and public realm.
- vi) *Financial Proforma Review* – Under the current inclusionary housing approach, rezoning applicants are required to submit a proforma. This will continue to be a requirement with the 100% rental option. The financial analysis will be used to determine if more than 20% below-market rental floor space is achievable and if there is an opportunity to increase the depth of affordability.
- vii) *Duration* – Complete rezoning applications proceeding under this alternative option will be accepted up to December 31, 2022.

Tenant Relocation and Protection Policy (TRPP) – The TRPP will continue to apply regardless of whether inclusionary social housing or below-market rental housing is proposed. The alternative option may actually enhance right-of-first-refusal opportunities for existing tenants who may not meet eligibility requirements for the social housing units provided under the inclusionary policy, but may qualify for a below-market rental unit under the alternative option.

A number of other considerations form part of the rezoning review process, which is consistent with the City's process of evaluating rezoning applications. These include the public realm, engineering requirements, and the public consultation process.

Rental housing as an alternative housing tenure that could more rapidly be delivered to the market is an opportunity to create employment through on- and off-site construction jobs, thereby boosting investment in the local economy.

4. Public Benefit Considerations

This section explains considerations and implications to public benefits and City assets.

West End Plan Public Benefits Strategy (PBS) – A shift from inclusionary social housing to secured market rental in this limited area of the West End is expected to have relatively minor impacts on the overall PBS. Both the current policy for inclusionary social housing and the proposed alternative would deliver affordable housing as the main community benefit, while other rezoning areas of the West End deliver in-kind or cash community amenity contributions (CACs).

Vancouver Affordable Housing Endowment Fund (VAHEF) – VAHEF is a City-owned portfolio of non-market housing assets. For an inclusionary social housing project, ownership of the social housing component is delivered “turnkey” to VAHEF (City) as an air space parcel distinct from the market strata component. Accepting below-market rental in lieu of social housing in the Burrard Corridor would mean that the City forgoes some turnkey social housing as an asset under VAHEF. Instead, the secured rental housing would remain in private ownership. The alternative option is limited to areas D and E in the West End Community Plan and still continues to allow rezoning for inclusionary social housing.

Further, other areas of the city contain policies and community plans that require inclusionary social housing, along with City-owned sites in which social housing is provided. As both inclusionary social housing (through VAHEF) and the proposed alternative (through private development) would deliver affordable housing towards Housing Vancouver targets, staff will monitor the uptake of this policy and the overall impact to VAHEF over the long term.

Financial Implications

As part of the alternative option, the secured market and below-market rental units would be viewed as the on-site public benefit, in which any CAC identified in the financial analysis would be directed to ensuring deeper levels of affordability (e.g., rents lower than 20% and 50% below CMHC average) and/or broader levels of rental affordability (e.g., more than 20% of the total floor area as below market). Staff will monitor the impact of the alternative option to the delivery of the West End Public Benefit Strategy and Housing Vancouver as projects come forward under this policy.

Secured market rental projects with a minimum 20% below-market rents could be eligible for a waiver of City-wide DCLs as “for-profit affordable rental housing,” provided the projects meet average rental rates and unit size restrictions under the DCL By-law. The Utilities DCLs waiver for “for profit affordable rental housing” was removed in September 2020.

Any projects approved under the alternative option for 100% secured rental with minimum 20% below-market rental will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

Typically, for turnkey social housing units delivered through inclusionary zoning, the portion of rent and operating surpluses accrued to the City would be re-invested within VAHEF to maintain and expand the non-market housing portfolio in Vancouver. Under the alternative option, the operating income from the below market rental units will be retained by the property owner.

CONCLUSION

This report seeks Council approval of guiding criteria for rezoning applications that comprise 100% secured rental housing with a minimum of 20% of the residential floor area is secured as below-market rental, only in the Burrard Corridor (Areas D and E) of the West End Community Plan. The criteria, detailed in Appendix A, support the goals of the Housing Vancouver Strategy by enabling market rental and below-market rental housing that achieves similar affordability targets set by existing policy. This is as time-limited option ending December 31, 2022 in order to pilot and evaluate this approach.

The guiding criteria represents an economic recovery action that supports job creation as part of the #MovingVancouverFwd initiative spurred by the COVID-19 pandemic.

The General Manager of Planning, Urban Design and Sustainability recommends that Council approve the recommendation outlined in this report.

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Guiding Criteria for Consideration of Rezonings for 100% Rental with Below-Market Rental Housing in the Burrard Corridor of the West End Community Plan as an Alternative Option to Inclusionary Social Housing

Rezoning applications for 100% rental can be considered under a time-limited period based on the criteria listed below:

1. Policy Scope – Rezoning applications for 100% secured market rental housing with a minimum 20% below-market rental housing, or one-for-one replacement of existing rental units, whichever is greater (see below for *Housing Affordability Criteria*).
2. Geographic Scope – Applies only to rezoning areas D and E of the Burrard Corridor (Figure 1).
3. Housing Affordability Criteria – A minimum of 20% of the residential floor area secured as below-market rental (BMR) units, or one-for-one replacement of existing rental units with below-market rental units, whichever is greater. The number of BMR units and/or the depth of affordability may be increased depending on the proforma review.

BMR units would be required to meet affordability requirements for households with moderate incomes. Rents for these units would be pegged against either:

- a) The City's Moderate Income Rental Housing Pilot Program (MIRHPP) average monthly starting rents; or
 - b) A percentage less than the Canada Mortgage Housing Corporation (CMHC) average market rents for the area, subject to agreement by the City and provided that a portion of the below-market units offer deeper levels of affordability than those achieved under the MIRHPP program.
4. Securing Affordability Over Time – Housing tenure and affordability of all rental units will be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. The mechanism for securing affordability will be determined on a project-by-project basis, depending on the identified composition of the below-market rental units based on:
 - a) *Rent Control under MIRHPP* – The existing approach under MIRHPP ties rent escalation on the units to the annual allowable increase under the Residential Tenancy Act (RTA) in perpetuity, regardless of tenant turnover; or
 - b) *Alternative Approach – Tied to CMHC Rents* – As an alternative to rent control under MIRHPP, staff support tying the allowable rent escalation *between* tenancies in the below-market rental units to the CMHC average rents for the area. Linking escalation to CMHC averages would allow the below-market rents to remain indexed to changes in average market rents over time. This mechanism ensures that the level of affordability secured in the below-market units remains consistent, while also improving the units' economic viability by enabling rent adjustment to address future operating cost increases.

5. **Form of Development** – Consider proposals with moderate increases in floor area to a maximum of 20% additional floor area beyond what is enabled by the West End Community Plan and by the West End – Tower Form, Siting and Setbacks Administrative Bulletin. Proposals will be evaluated on an application- and site-specific basis to maintain the overall objectives of the plan in terms of livability, high quality urban design and public realm.
6. **Financial Proforma Review** – Under the current inclusionary housing approach, rezoning applicants are required to submit a proforma, which will continue to be a requirement with the 100% rental option. The financial analysis will be used to determine if more than 20% below-market rental floor space is achievable and if there is an opportunity to increase the depth of affordability.
7. **Duration** – Complete rezoning applications proceeding under this alternative option will be accepted up to December 31, 2022.

Figure 1: Sites for Consideration under the Alternative Option for 100% Rental within the Burrard Corridor (in red)



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**West End Community Plan –
Public Benefits Implementation Tracking (2013)**
Updated mid-year 2020

<p>POPULATION GROWTH</p> <p>The West End has grown by approximately 3,600 people since the 2011 census.</p>	<p style="margin-top: -10px;">Growth, 3,600 (36% of projection)</p> <p style="margin-top: -10px;">Population, 44,500 (2011)</p> <p style="margin-top: -10px;">Projected Growth, 10,000 (2041)</p>																									
<p>DEVELOPMENT ACTIVITY (UNITS)</p> <p>Recent rezoning approvals:</p> <ul style="list-style-type: none"> • 1059-1075 Nelson Street* (328 strata, 50 rental, 102 social) • 1444 Alberni St. and 740 Nicola St. (314 strata, 129 rental) • 1055 Harwood Street* (82 strata, 44 social) • 1068-1090 Burnaby Street* (82 strata, 39 social) • 1500 W Georgia Street (220 strata) 	<p style="margin-top: -10px;">Units</p> <table border="1" style="margin-top: 10px; border-collapse: collapse;"> <thead> <tr> <th>Category</th> <th>Completed</th> <th>Under construction</th> <th>Approved</th> <th>In review</th> </tr> </thead> <tbody> <tr> <td>Social</td> <td>72</td> <td>236</td> <td>259</td> <td>339</td> </tr> <tr> <td>Rental</td> <td>577</td> <td>967</td> <td>195</td> <td>186</td> </tr> <tr> <td>Strata</td> <td>58</td> <td>943</td> <td>1,350</td> <td>2,236</td> </tr> <tr> <td>Total</td> <td>707</td> <td>2,146</td> <td>1,804</td> <td>2,761</td> </tr> </tbody> </table>	Category	Completed	Under construction	Approved	In review	Social	72	236	259	339	Rental	577	967	195	186	Strata	58	943	1,350	2,236	Total	707	2,146	1,804	2,761
Category	Completed	Under construction	Approved	In review																						
Social	72	236	259	339																						
Rental	577	967	195	186																						
Strata	58	943	1,350	2,236																						
Total	707	2,146	1,804	2,761																						

*Sites that are within the proposed alternative to inclusionary social housing, totaling 185 approved social housing units

PUBLIC BENEFITS ACHIEVED SINCE 2013

Category	Anticipated Public Benefits by 2043 (+) ^b	Completed (●) since 2013 or In Progress (○)	% ^c
Housing ^a	+ Approx. 1,600 additional social housing units + Approx. 1,900 additional secured market rental units + Secure social and market rental housing in Corridors + Secure market rental housing in Neighbourhoods	<ul style="list-style-type: none"> ● 72 social housing units ○ 577 secured market rental units ○ 236 social housing units ○ 967 secured market rental units 	50%
Childcare	+ Approx. 245 spaces for children 0-4 + Approx. 121 spaces for children 5-12	<ul style="list-style-type: none"> ● 10 spaces for children 5-12 ○ 7-14 childcare spaces (1-2 family childcare units) 	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Enhance waiting areas at transit stops + Improve public realm along commercial streets + Improve public realm in Neighbourhoods	<ul style="list-style-type: none"> ● Jim Deva Plaza ○ Haro Street Bikeway ○ Georgia Gateway West complete street (in design) ○ Bute/Robson trial plaza (in design) ○ Robson/Alberni public space improvements(in design) 	10%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art	<ul style="list-style-type: none"> ● Public art from rezonings 	0%
Civic/Community	+ Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) + Joe Fortes Library renewal + Optimize fire hall services in the community through renewal and/or relocation of existing fire halls		0%
Heritage	+ 10% allocation from cash community amenity contributions in West End	<ul style="list-style-type: none"> ○ 10% allocation from cash community amenity contributions in West End 	N/A
Social Facilities	+ Gordon Neighbourhood House renewal and expansion + QMUNITY renewal and expansion	<ul style="list-style-type: none"> ● Gordon Neighbourhood House upgrades ○ QMUNITY (in design) 	10%
Parks	+ Rebuild the seawall + English Bay Beach Park and Sunset Beach Park upgrades	<ul style="list-style-type: none"> ○ Waterfront Parks Master Plan & Phase 1 Improvements (scoping) 	0%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications or Development Permit applications that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezoning projects (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs. In 2020, unit counts from projects that were submitted as enquiries were removed from the ‘In Review’ development category.

Other Notes

^a Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^b See chapter 17 of the [West End Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in the West End.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [West End Community Plan](#).

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