



REFERRAL REPORT

Report Date: March 1, 2021
Contact: Dan Garrison
Contact No.: 604.673.8435
RTS No.: 14181
VanRIMS No.: 08-2000-20
Meeting Date: March 9, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility;

FURTHER THAT the application be referred to public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as set out in Appendix A for consideration at public hearing.

- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's consideration amended RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as set out in Appendix B.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

On June 19th 2018, Council approved the *Housing Vancouver Affordable Housing Delivery and Financial Strategy*. As part of the approval, Council also directed staff to report back with amendments to certain RM (residential multi-family) zoning districts to allow additional density to encourage social housing renewal and expansion, in order to streamline delivery of affordable housing targeted to low- and middle-income households.¹ Several existing community plans already consider additional height and density to support the creation and renewal of social housing. This direction was presented to Council in October 2020 as part of potential Vancouver Plan Community Recovery Actions.

Staff have undertaken technical analysis and engagement with the public and stakeholders to implement this direction. This report includes:

- Amendments to the RM-3A, and the RM-4 and RM-4N district schedules to allow apartment buildings up to six storeys where 100% of the residential floor area is social housing;
- Addition of new associated RM-3A, and RM-4 and RM-4N Guidelines for Social Housing.

The recommendations in this report are a direct response to feedback from the non-profit and co-op housing sector and senior levels of government regarding ways the City can support new social housing developments with accessing senior government funding.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- 10 Year Affordable Housing Delivery and Financial Strategy (2018)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3 Year Action Plan 2018-2020 (2017)
- Vancouver Plan Covid-19 Community Recovery Actions (2020)
- Grandview-Woodland Community Plan (2016)
- Marpole Community Plan (2014)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

¹ In this report the term 'social housing' is used to refer to both non-profit rental housing and non-profit co-operative housing. Both are also often referred as 'non-market housing.'

REPORT

Background/Context

Need for Social Housing in Vancouver

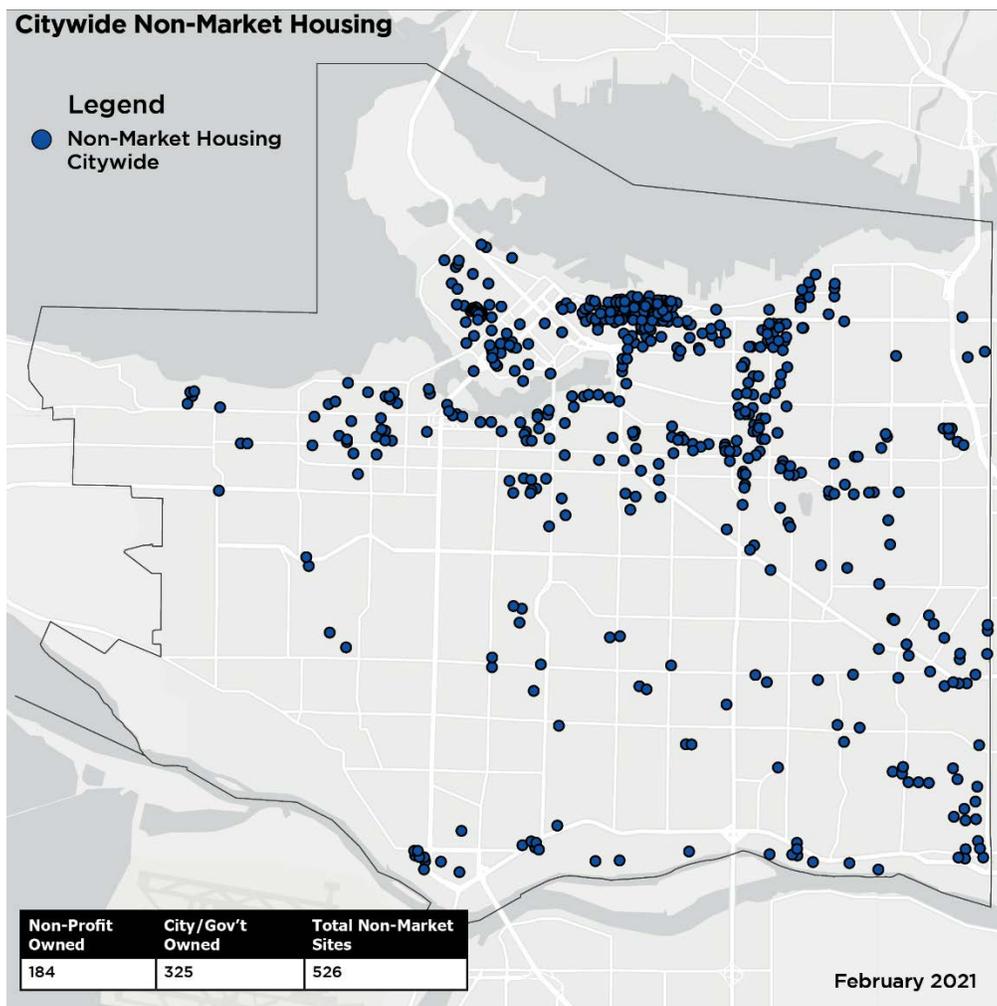
Many households in Vancouver are struggling to find secure, affordable rental housing. As of the 2016 Census, over 50,000 renter households in Vancouver were paying over thirty per cent of their income on rent – with over half of these households earning incomes under \$50,000 per year. Disproportionately represented among residents facing housing cost burdens are renters who are Black, Indigenous, or from south and southeast Asian communities; seniors; people with disabilities; single-parent (often female-headed) households; and people identifying as trans-, gender-diverse, or Two-Spirited.

Social housing - operated on a not-for-profit basis by affordable housing societies, co-ops, and government agencies - provides affordable, stable homes for households earning low and moderate incomes. Social housing typically serves a mix of households and incomes, including singles earning at or below \$30,000 up to \$50,000 and families earning \$50,000 to \$80,000, with affordability ranging from the shelter component of income assistance and rent-geared-to-income, up to low-end-of-market rents. Social housing can also serve specific household needs, such as seniors; families; people with disabilities; and Indigenous residents.²

There are approximately 500 social housing properties in Vancouver serving 26,000 existing households in Vancouver. These properties are located in neighborhoods across the City, but are concentrated in areas that have historically allowed apartment forms with higher density and where land was relatively less costly on the East side of Vancouver, as shown in Figure 1.

² *Supportive Housing* is a specific type of social housing that includes on-site supports and services, and is often intended for individuals and families at risk of homelessness facing challenges with mental health or substances. The focus of this Staff report is on social housing intended for a mix of incomes and households. There are separate City programs working to enable supportive housing across the City, including the Temporary and Permanent Modular Housing initiatives.

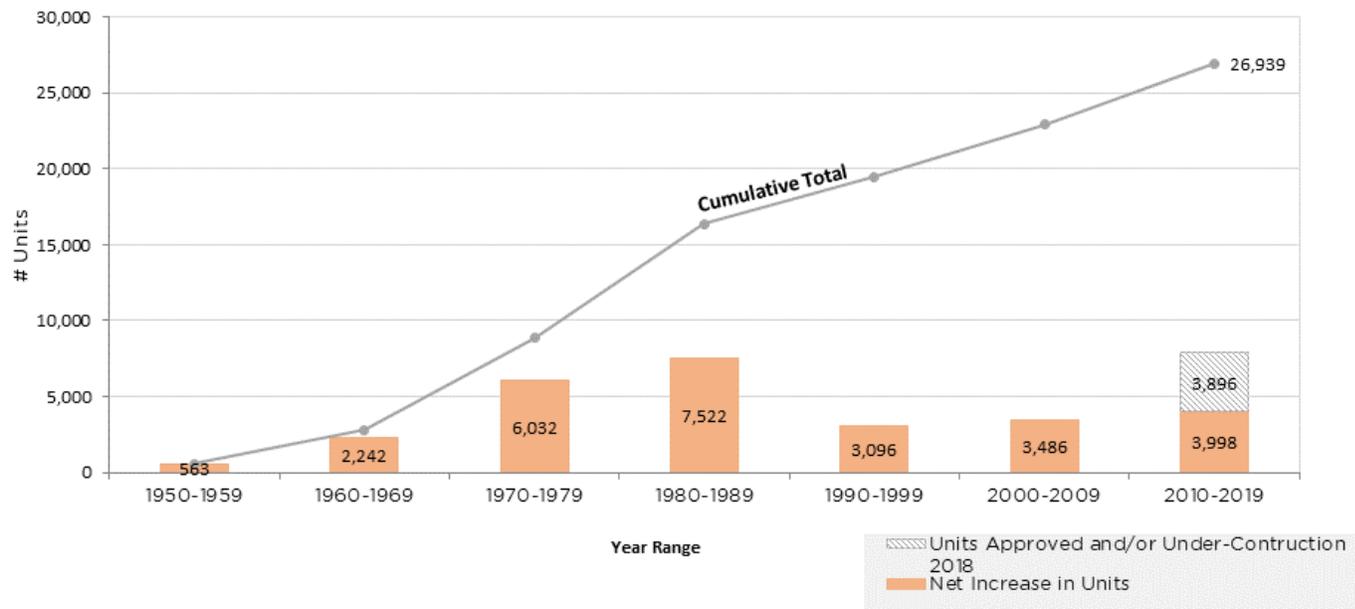
Figure 1: Social (Non-Market) Housing City-Wide



The high number of Vancouver households facing housing cost burden indicates that significantly more social housing is required. The *Housing Vancouver Strategy (2018-2027)* includes a target of 12,000 new social, supportive, and co-op homes by 2027. As of Q4 2020, the City has approved new development applications to meet 47% of this target. *Housing Vancouver* also commits the City to action to address housing and wellness needs of urban Indigenous residents, including partnering with urban Indigenous organizations to design and deliver culturally appropriate housing developments.

The need for new social housing is exacerbated by the aging of the existing social housing stock. Over 40 per cent of social housing properties in Vancouver were constructed during between 1970-1990, supported by senior government programs that have since been phased out. As these buildings age, non-profit societies and co-ops are facing rising repair and retrofit costs, and the government operating agreements that covered many of these costs are coming to an end. Today, many non-profits and co-ops are looking to government partners to support them with redeveloping their existing properties, to create new properties and even expand the number of people they can serve.

Figure 2. Social Housing Construction in Vancouver by Decade (1950-2019)



Source: CoV Non-Market Housing Inventory³

New Senior Government Funding Opportunities for Social Housing

Funding from senior levels of government is a crucial ingredient in delivering social housing. Even with land contributed at low or no cost by non-profits or governments, the high cost of building and operating housing at below-market rents requires significant subsidy per unit – with deeper affordability requiring additional subsidy.

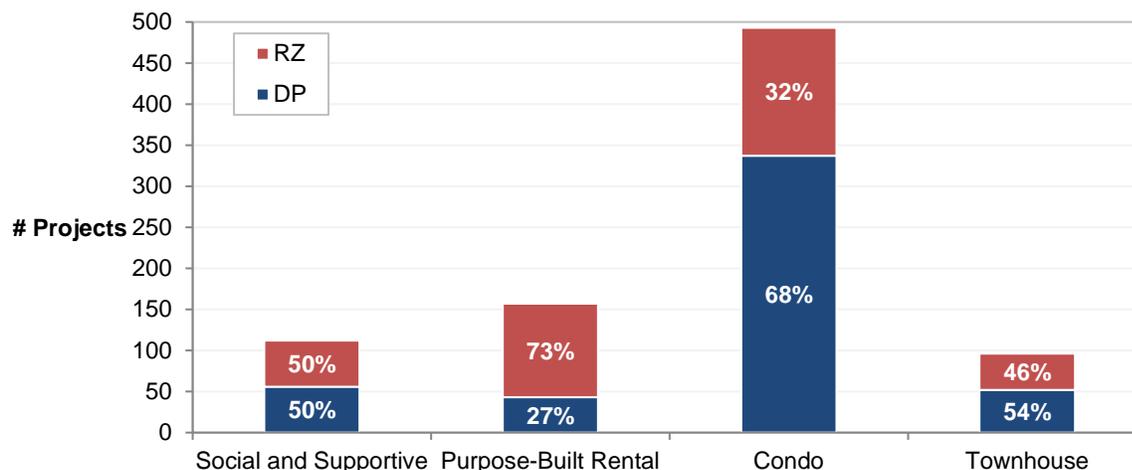
As key Provincial and Federal funding programs for social housing were phased out in the 1990s, the City had to adapt its practices for enabling new social housing, relying on unique partnerships and flexible approaches. With the election of new Federal and Provincial governments in 2016, new funding programs are opening the door for additional partnerships to enable social housing in the City. With these opportunities, the City is working to align the development process with the needs of our partners, including non-profit societies and co-ops and senior government funders.

Recommendation for a Streamlined Development Process for Social Housing

Consultation with non-profit societies and co-ops and senior government has emphasized the City’s crucial role in accelerating the development approvals process for social housing. Non-profits and co-ops have indicated that the rezoning process - required for developments requiring more height and density than what is allowed under existing zoning – adds significant cost, time, complexity, and risk to development applications. Previous Staff analysis has demonstrated that half of recent social housing developments required approval via rezoning, compared to less than a third of market condominium developments.

³ Note that units currently under construction will be completed in the decade following 2010-2019; subsequent tables will be updated accordingly as developments are completed.

Figure 3: Housing Approvals from 2010-2019 by Development Stream: Rezoning Vs. Straight-to-Development Permit Applications



Since some senior government programs require approved zoning for eligibility, a rezoning requirement can also lead to delays in accessing senior government funding. This puts non-profits in a position of taking on significant risk and cost to rezone a site, without any commitment of funding to ensure project viability.

One of the top recommendations from non-profit societies and co-ops during consultation for the *Housing Vancouver* strategy was to allow more social housing developments to proceed under a development permit approval process under zoning rules, rather than requiring a rezoning. The non-profit and co-op sector also noted that a streamlined approval process under zoning would support them with accessing senior government funding to redevelop and renew their aging sites in these areas.

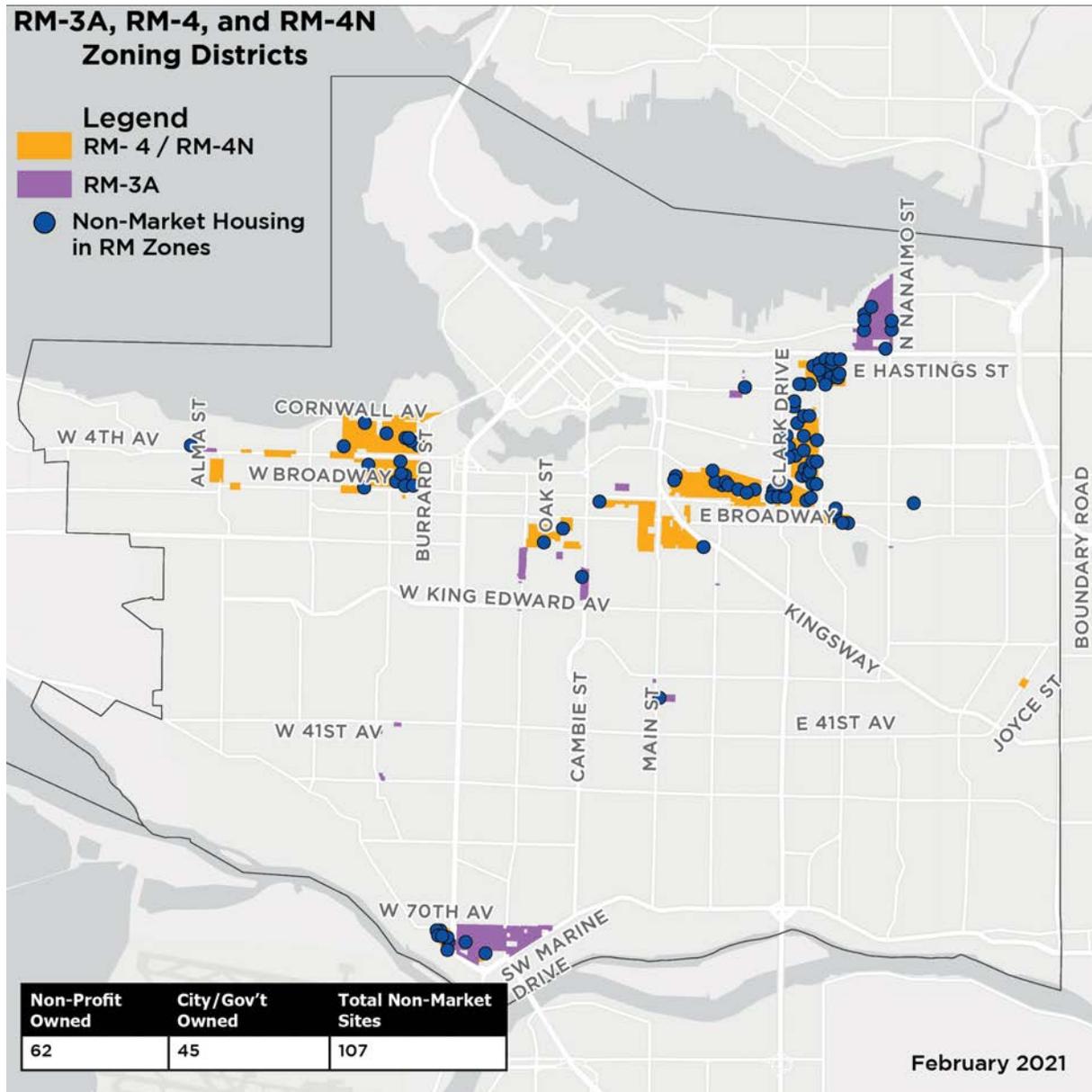
Based on this feedback, Council approved direction in the June 2018 *Housing Vancouver Affordable Housing Delivery and Financial Strategy* for Staff to report back with policy to allow social housing developments up to six storeys in the City’s RM zoning districts. This direction was presented to Council in October 2020 as part of potential Vancouver Plan Community Recovery Actions.

Social Housing in the RM-3A, and the RM-4 and RM-4N Zoning Districts

As an initial step, Staff are proposing new zoning rules to enable non-market housing developments up to six storeys without a rezoning requirement in the City’s RM-3A, and RM-4 and RM-4N zoning districts. These neighborhoods are located near transit, schools, and community amenities. Zoning in these areas already allows apartments up to three or four storeys as a conditional approval use, covering most of the City’s low-rise apartment neighborhoods including Grandview-Woodland, Mount Pleasant, Kitsilano, and Marpole.

Several existing community plans already consider additional height and density via rezoning for social housing in these zones, including the Grandview-Woodland and Marpole Community Plans. The Grandview-Woodland Community Plan includes specific direction for rental housing up to six storeys/2.4 FSR via rezoning in most of the community’s RM-4 and RM-3A zoning areas, and also gives consideration of modest increases in height or density to assist with project viability for social housing.

Figure 4: Social (Non-Market) Housing in RM-4, RM-4N and RM-3A



The RM-3A, and the RM-4 and RM-4N zoning districts contain 62 non-profit or co-op owned housing properties, which make up approximately one third non-profit and co-op owned sites in Vancouver.⁴ Several of these properties are owned and operated by Indigenous-led housing providers. Through consultation with non-profits and co-ops, several organizations have expressed interest in seeking senior government funding to support redevelopment of their existing sites, in order to renew aging properties whose existing funding agreements have expired and expand the number of people they can serve.

⁴ There are a total of 107 non-market properties in RM-4 and RM-3A, including 63 non-profit and co-op owned sites and 44 non-market properties on land owned by the City and other levels of government.

Achieving Affordability in Social Housing

Non-profit housing societies and co-ops have a mission to deliver secure, long-term affordability for households in need. In keeping with this mission, when non-profit providers look to renew and expand their stock of housing, their priority is to ensure the deepest possible affordability for existing and new residents in the immediate term and over the life of the building.

While it is both the City and community housing sector's goal to deliver housing with deeper affordability across more units, these models require significant subsidy to build and operate, with deeper upfront affordability requiring even greater subsidy. Since construction of new social housing is extremely costly, even with senior government funding, many new social housing developments rely on mixed-income housing models with a mix of affordability levels including shelter rates, rent geared to income, and a portion of "low-end of market" rate units to help cover the costs.

Currently, most senior government funding programs for social housing are intended for mixed-income developments that include a portion of "low-end of market" or market units. This is true even for programs aimed at providing deep affordability. For example, the current affordability mix for BC Housing's Community Housing Fund specifies that within each building 20% of units are to rent at deep subsidy rates, 50% rent geared to income (HILs) rates, and 30% at moderate income or low-end of market rates.

The City of Vancouver's definition of social housing in the Zoning and Development Bylaw is intended to ensure that only non-market housing development owned and operated by a non-profit, co-op, or government can access development incentives intended for social housing, like additional height and density and Development Cost Levy exemptions.⁵ The definition is also designed to retain flexibility to support the full breadth of potential affordability models in new non-market housing. This is particularly important for supporting new social housing in times where less senior government funding is available. However, the City encourages deeper levels of affordability when senior government funding is available, and we typically see new social housing delivering deeper affordability at occupancy than the minimum requirement.

Strategic Analysis

This report recommends amendments to the RM-3A, and the RM-4 and RM-4N District Schedules of the Zoning and Development By-law to enable 100% social housing projects up to six storeys.

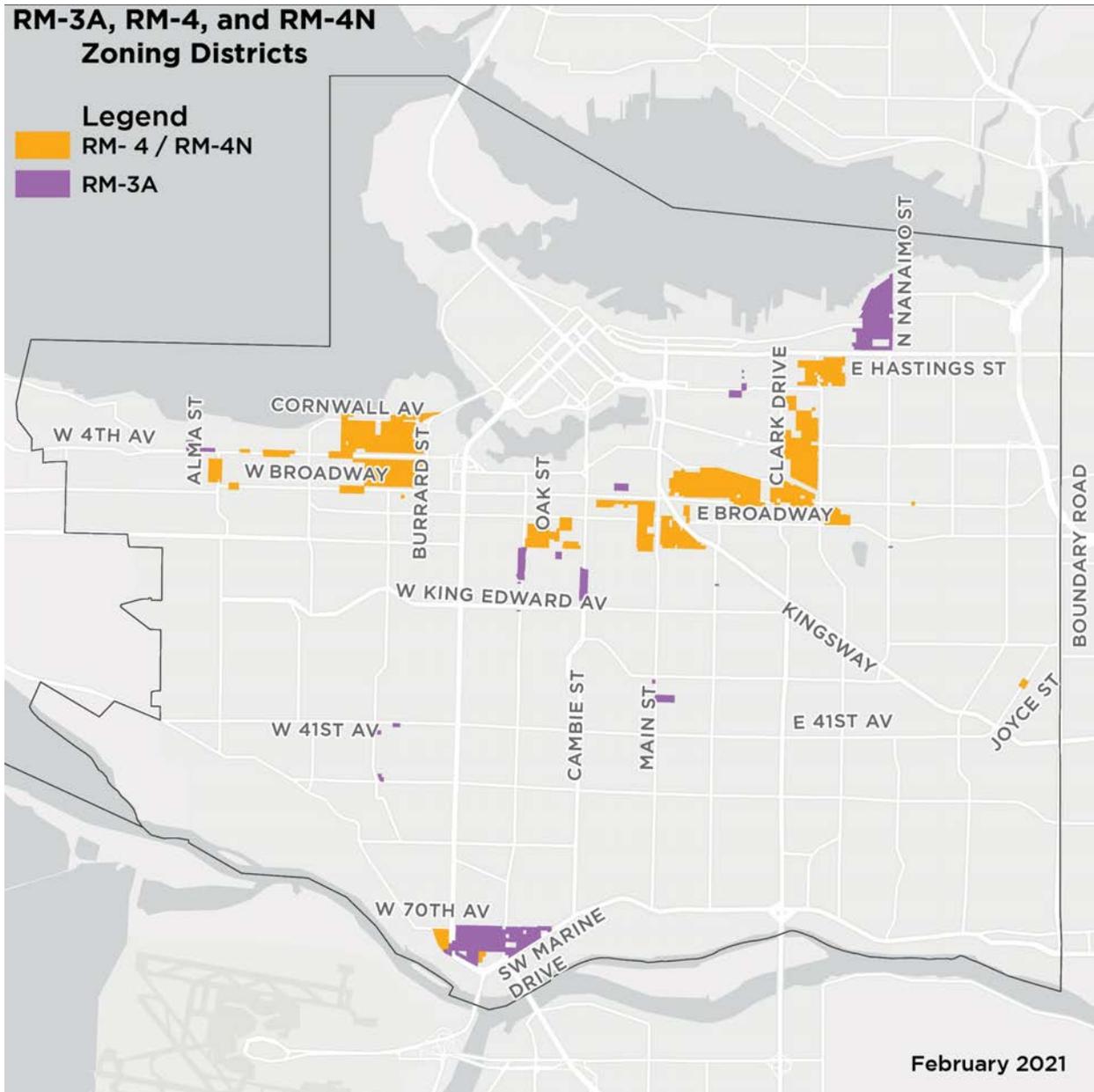
In addition, Staff recommend adding new RM-3A, and RM-4 and RM-4N Social Housing Design Guidelines to provide further details on the intent and interpretation of the new zoning changes.

⁵ The Zoning and Development By-law defines social housing as rental housing: (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication; (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require. Social housing is exempt from Development Cost Levies; this is different from secured market rental, which may have DCLs waived conditional on achieving certain criteria as per the DCL By-Law.

Proposed Zoning and Policy Amendments: Amendments to the RM-3A, RM-4, and RM-4N District Schedules for Social Housing

Staff are proposing amendments to the RM-3A, and the RM-4 and RM-4N District Schedules of the Zoning and Development By-law to allow for new development up to six storeys where the entire residential portion of the building is secured as social housing.

Figure 3. RM-3A, and RM-4 and RM-4N Zoning Districts where additional allowances for social housing will apply*



*A more detailed zoning map is available at <https://shapeyourcity.ca/non-profit-affordable-housing?tool=map>

Existing regulations in the RM-3A, and the RM-4 and RM-4N zoning districts allow residential development up to 1.45 FSR (usually three to four storeys) as a conditional approved use, and

require generous front, side, and rear yard setbacks. Point-tower typologies are also evident in these areas, a legacy of a previous era when the tower format was permissible. In general, these areas demonstrate how a livable environment composed of apartment building typologies can achieve a healthy, livable environment for a strong mix of renters and owners, and a wide spectrum of social demographics. These zoning districts are also covered by the Rental Housing Stock ODP, which requires one for one replacement of existing rental units (including non-profit rental) where they are impacted by new development.

The proposed amendments would provide unique regulations (e.g. increased height and density) for development where the residential portion of the building is limited entirely to social housing. In order to facilitate developments including childcare, allowances will also be available for developments proposing social housing in conjunction with a child day care facility.

The proposed zoning amendments are intended to expedite processing times by removing the current requirement for rezoning on a site-by-site basis. These changes would simplify the development process for non-profit housing societies and co-ops and improve their ability to renew their buildings. These changes would not limit the ability to consider rezoning applications under other plans or policies in RM-3A, and RM-4 and RN-4N zoned areas.

Summary of Proposed Zoning Amendments

The intent of the proposed zoning amendments is to enable development up to six storeys in the RM-3A, and the RM-4 and RM-4N zoning districts where 100% of residential floor area is developed as social housing or social housing in conjunction with a child day care facility. The amendments provide the Director of Planning or Development Permit Board with authority to vary regulations related to form of development up to a maximum FSR of 2.5 and height of 19.9 m (65 ft.). More information is provided in Table 2 below, and the draft amending by-law is also available in Appendix A of this report.

Additionally, Staff recommend a new set of design guidelines be adopted by Council, which apply specifically to social housing in the RM-3A, and the RM-4 and RM-4N zoning districts. These new guidelines clarify the intent of the new zoning to prioritize the delivery of non-market housing and provide further details on the intent and interpretation of the new zoning, particularly where the zoning would allow the Director of Planning or the Development Permit Board to exercise discretion. The proposed guidelines provide guidance on several issues and topics, including parking private open space (i.e. balconies); and landscaping.

The form of development being proposed is generally in keeping with the overall residential apartment characteristics of these areas. Generous building setbacks would generally be maintained with new development, consistent with many of the existing adjacent buildings. The guidelines also encourage consistency with existing area-specific guidelines and community plans as much as is practicably possible, noting however that the overall priority is to deliver new social housing and that applications that vary from these guidelines will still be considered.

Table 2. General Summary of Proposed Changes to RM-4 and RM-3A Zoning Districts for Social Housing

Topic	Current Regulations for Multiple Dwellings	Proposed Changes for Developments Where 100% of Residential Floor Area is Social Housing	Rationale
Building height	<ul style="list-style-type: none"> • Maximum conditional building height in RM-4 and RM-3A is 10.7 m (35 ft) • Consideration of additional height and density via rezoning for social housing under existing community plans and long-standing affordable housing policies 	<ul style="list-style-type: none"> • Maximum building height of 19.9 m (65 ft.), or approximately 6 storeys 	<ul style="list-style-type: none"> • 6 storeys is the highest form currently feasible with standard wood-frame construction. Economic testing demonstrates that 6 storey construction in these zones can be financially feasible for social housing in conjunction with partner equity contributions, where land has been contributed for free. • In response to feedback from the non-profit and co-op housing sector and the public for more social housing in the City, allowance for greater maximum building height up to 6 storeys is intended to encourage construction of social housing.
Building density	<ul style="list-style-type: none"> • Maximum building density of 1.45 FSR in RM-4 and up to 1.45 FSR in RM-3A zoning districts⁶ 	<ul style="list-style-type: none"> • Maximum building density of 2.5 FSR 	<ul style="list-style-type: none"> • 2.5 FSR was shown to support the viability of non-market projects where land is contributed by the non-profit or co-op in combination with government subsidy, increasing the opportunity for social housing while being able to fit within existing building setbacks in these zones. • In response to feedback from members of the public on the need for more social housing options in the city, allowance for greater maximum building density is intended to encourage construction of social housing

⁶ Dependent on site size and other conditions

<p>Setbacks at-grade</p>	<ul style="list-style-type: none"> • Minimum front yard setback at ground level of 6.1 m (20 ft) in RM-4 and RM-3A • Minimum rear yard setback of 10.7 m (35 ft) in RM-4 and RM-3A • Minimum side yard setback of 2.1 m (7 ft) in RM-4 and RM-3A 	<ul style="list-style-type: none"> • Director of Planning or DP Board may vary front, rear, and side yard setbacks • Guidelines for Social Housing in RM-3A, RM-4 and RM-4N provide additional guidance 	<ul style="list-style-type: none"> • In response to feedback from members of the public on the need for more social housing options in the city, relaxations in front yard setback regulations are intended to encourage construction of social housing • Enables design flexibility to adjust regulations to fit the site context for social housing development
<p>Affordability and family units</p>	<ul style="list-style-type: none"> • Z&D by-law requires a minimum of 30% of units affordable to incomes at or below Housing Income Limits (HILs), but rezoning projects generally deliver deeper affordability contingent on level of project funding • CoV Housing Design and Technical Guidelines require 50% of units to be family units with 2 or more bedrooms in housing secured by the City of Vancouver as a capital asset • Existing community plans require a minimum of 50% of units with 2 or more bedrooms in new social housing delivered via rezoning 	<ul style="list-style-type: none"> • New guidelines encourage applicants to provide a deeper level of affordability than the minimums set out in the Z&D by-law in order to maximize affordability on-site and replace existing affordability, subject to the level of project funding available • New guidelines encourage applicants to include a minimum 35% and a target of 50% of dwelling units as family units with 2 or more bedrooms, except for seniors and supportive housing 	<ul style="list-style-type: none"> • Ensure new social housing meets Housing Vancouver Strategy objectives for affordability for low- and moderate income households and the needs of low income families.
<p>Area-specific design considerations</p>	<ul style="list-style-type: none"> • For certain areas of the RM-4 and RM-4N zoning districts, areas-specific guidelines may apply • Several RM-3A, RM-4, and RM-4N sites are located within Council-approved community plan areas with specific direction on form and design 	<ul style="list-style-type: none"> • New design guidelines for social housing direct applicants to follow existing guidelines and/or community plans as much as practicably possible, with priority on delivering new housing. 	<ul style="list-style-type: none"> • Prioritize delivery of new social housing while encouraging as much as possible consistency between new social housing buildings and the existing neighborhood context
<p>Private outdoor space</p>	<ul style="list-style-type: none"> • Typically for new apartments in these zoning districts, staff would strongly encourage private balcony space to be provided for each unit 	<ul style="list-style-type: none"> • For studio and one-bedroom units, private balcony space may be substituted by suitable shared common outdoor amenity space for all residents. • Private balconies will still be expected of family units with two or more bedrooms 	<ul style="list-style-type: none"> • Flexibility around inclusion of private balconies is intended to reduce construction costs for new social housing in order to support financial feasibility, and improve building performance from a sustainability perspective

<p>Indoor amenity spaces</p>	<ul style="list-style-type: none"> • Many multiple dwelling zoning district schedules exclude amenity space from floor space ratio calculations in order to encourage indoor amenity space, up to 10% of total permitted floor area; however, the RM-3A district schedule does not currently have this exclusion 	<ul style="list-style-type: none"> • Minor amendment to the RM-3A zoning district to exclude amenity space from floor space ratio calculations, up to 10% of total permitted floor area 	<ul style="list-style-type: none"> • Encourage shared amenity spaces within new buildings for residents • Bring the RM-3A zoning district in line with other multiple dwelling zoning districts (including RM-4 and RM-4N)
------------------------------	---	--	--

More information is contained in Appendix B of this report.

Green Buildings

Previously, social housing applications in the RM-3A, and the RM-4 and RM-4N zoning districts were enabled through rezonings, and as a result, were required to meet the City’s *Green Buildings Policy for Rezonings*. However, with the proposed transition for social housing developments in these areas from a rezoning process to a development permit process, the *Green Buildings Policy for Rezonings* would no longer apply.

New social housing developments delivered under zoning would still be required to meet building code requirements for sustainability in Vancouver Building By-Law, which is anticipated to be further amended by 2025 to include enhanced sustainability requirements for apartments buildings at or below six storeys. Staff anticipate that new social housing developments in these zones will continue to achieve a high standard of green buildings performance as a result of energy requirements associated with senior government funding programs for new social housing construction.

Childcare

In consultation, Staff heard significant concern about a need for childcare spaces to support families with children across the City, including in the areas being covered by the proposed zoning amendments for social housing. Non-profit societies and co-ops have expressed interest in delivering childcare in addition to housing where senior government funding is available. In order to facilitate new 100% social housing developments containing childcare, Staff are proposing to enable a new conditional use for social housing in conjunction with a child day care facility in the RM-3A, and the RM-4 and RM-4N zoning districts. The zoning allowances for development proposing social housing in these zones will also be available to social housing in conjunction with child day care.

Economic Testing and Financial Feasibility

The City contracted Coriolis Consulting Corp. to perform financial testing to understand the financial feasibility of six-storey non-market housing development at a range of affordability levels under the proposed zoning amendments. Staff identified three ‘typical’ RM-4 zoned sites containing existing social housing in apartment form to be subject to analysis for the purposes of testing. Testing assumed that land for development is contributed at no cost by a non-profit provider, which would be the case for a non-profit or co-op looking to redevelop an existing site.

Coriolis found that even with land contributed at no cost by a non-profit provider, equity contributions or subsidies such as those from a senior government partner were necessary for

six storey social housing to be financially feasible. Their analysis indicated required contributions ranged from ~\$50,000 per unit⁷ or \$1.5 – \$ 3.5 million for typical six-story projects targeting the City’s minimum social housing affordability requirements (30% HILs) to ~\$150,000 per unit¹ or \$5 – \$ 9 million for typical six-story projects project targeting the affordability mix of BC Housing’s current Community Housing Fund Program (20% shelter, 50% HILs).

Given the high level of partner subsidy and land contribution required for six storey social housing development to be feasible even at the minimum affordability requirement, an increase in land value due to the proposed zoning amendments is not anticipated.

Staff also consulted with non-profit partners to estimate the financial benefit to developments of removing the rezoning requirement. For a representative project seeking BC Housing funding, removing the rezoning requirement would advance project timelines by at least nine months and up to two years and save almost \$400,000 in upfront capital costs.

Anticipated Uptake and Development

From 2009-2019, approximately six social housing development projects proceeded via rezoning in the RM-3A, and the RM-4 and RM-4N zoning districts. Over the same time period, approximately sixty strata projects proceeded in these areas, the majority proposed under existing zoning rules without a rezoning. With the introduction of new senior government funding programs in conjunction with these proposed zoning changes, Staff anticipate an increase in the level of social housing applications compared to the past decade. However, non-market housing is still likely to represent a relatively small share of overall new development.

Testing results indicate that with land at no cost required for development to be feasible, most proponents will be existing non-profits and co-ops applying to redevelop existing sites. Figure 4 shows the number of existing non-profit and co-op sites in the RM-3A, and the RM-4 and RM-4N zoning areas, broken down by neighborhood. The 62 non-profit and co-op owned sites represent less than 2% of all properties in these zones.

Figure 4: Existing Non-profit and Co-op Owned Sites in RM-3A, and RM-4 and RM-4N zoning districts, by local area

Local Area	# of Existing Sites	# of Existing Units
Fairview	2	60
Grandview-Woodland	33	1197
Hastings-Sunrise	1	24
Kensington-Cedar Cottage	1	30
Kitsilano	10	250
Marpole	7	263
Mount Pleasant	8	245
Grand Total	62	2069

⁷ The average financial gap per unit and project was calculated in 2019 based on assumptions at the time; financial analysis for current projects may yield different results. For testing, average rent across HILs units are assumed to be at 70% of HILs

Implications/Related Issues

1. Processing

In-stream rezoning applications and enquiries

Staff will continue to process all in-stream rezoning enquiries and applications for social housing in the RM-3A, and the RM-4 and RM-4N zoning districts. Subject to Council approval of the proposed amendments to the RM-3A, and the RM-4 and RM-4N district schedules, in-stream rezoning applications for social housing will also have the option to withdraw their rezoning application or enquiry and submit a new development permit application under the amended district schedules, so long as a CD-1 zone has not been enacted and the site remains zoned RM-3A, or RM-4 or RM-4N.

As the proposed zoning amendments contained in this report are for new allowances for non-market housing, current development permit applications in the RM-3A, and the RM-4 and RM-4N zoning areas are not anticipated to be impacted by these zoning amendments. The current zoning regulations for developments which are not for 100% social housing will remain in place.

Despite the amendments to the RM-3A, and the RM-4 and RM-4N district schedules, applicants may still choose to pursue the rezoning route to address specific site, development or funding constraints.

Eligibility for SHORT and City funding

Applications submitted via the proposed amendments would be eligible to apply for City of Vancouver Community Housing Incentive Program (CHIP) grant funding, as well as for expedited permit processing via the SHORT program. Note that social housing developments on City-owned land are currently not eligible for CHIP funding.

Securing Social Housing Projects

The City's policy has been to require a housing agreement for social housing developments to be secured as social housing for 60 years or life of the building, whichever is greater. In addition, there is also a requirement for a non-stratification and no separate sales covenant to ensure that these buildings are not stratified in the future.

Tenant Relocation

The City's *Tenant Relocation and Protection Policy* (2019) includes specific provisions for social housing applications that are intended to protect residents in existing social housing by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall stock. A Tenant Relocation Plan is required when residents are displaced as a result of redevelopment or major renovation activity. Existing residents impacted by new social housing development receive a minimum of one month's free rent (in line with the Residential Tenancy Act), a flat-rate payment toward moving costs, and a permanent rehousing option that maintains affordability at 30% of income or previous rent levels, preferably in the new building provided that the applicant can secure sufficient funding to continue to provide the same affordability levels in the new building.

2. Utilities

As previously noted, while the proposed zoning amendments are expected to support development of non-market housing up to six storeys in the RM-3A, and the RM-4 and RM-4N zoning districts, these are anticipated to be a relatively small number of projects compared to the overall level of development in these areas. The proposed increase in height and density is also incremental relative to existing zoning rules. Staff do not anticipate significant impact on existing utilities, however due to utilities constraints across the City these projects may still be subject to site-specific utilities requirements based on site conditions. Staff will continue to monitor and evaluate impact as applications come forward and on an ongoing basis as part of capital and system planning.

As the City moves toward new rainwater management requirements, Staff will explore applying these new requirements comprehensively to all new developments, including for social housing.

3. Other Related Planning Programs

Broadway Plan

The City is currently in the process of developing the Broadway Plan, which is comprehensive community plan for the area within Vine St to Clark Dr and 1st Ave to 16th Ave. The 30-year plan will focus on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.

The proposed zoning amendments for social housing in the RM-3A, and the RM-4 and RM-4N zoning districts would also apply to some apartment zones within the Broadway Plan boundary. Creating affordable housing options is a key priority of the Broadway Plan, supported by the Broadway Plan Guiding Principles, endorsed by Council in October 2019. The zoning amendments proposed in this report align with the Broadway Plan emerging directions and will help support retention of and reinvestment in existing affordable housing, as well as creation of non-profit housing, located in close proximity to transit.

For RM-3A, and RM-4 and RM-4N areas within the Broadway Plan boundary, expanded opportunities for non-profit housing development may be considered in the future through the Broadway Plan process. Any updates will be brought to Council as part of the Broadway Plan.

Vancouver Plan

The Vancouver Plan program is a three-year interdepartmental process convened by the Planning, Urban Design and Sustainability Department with participation of many Departments to create a comprehensive city-wide plan. The planning process has four phases, with the goal of having a proposed Vancouver Plan for Council's consideration by quarter three (Q3), 2022.

Housing affordability is one of the top priorities identified by Vancouver residents during engagement for the Vancouver Plan, and is one of the adopted goals for the Plan. The proposed amendments for additional height and density for social housing in the RM-3A, and the RM-4 and RM-4N zoning areas were identified as Vancouver Plan Community Recovery Actions, with delivery of new social housing considered key to supporting resilient communities. Further consideration of actions support delivery of social housing across the City will be part of the Vancouver Plan process including potential Quick Start Actions.

Public/Civic Agency Input

Staff consulted the public and stakeholders on the proposed changes to amend the RM-3A, and the RM-4 and RM-4N district schedules to allow additional height and density for non-market housing. Due to the restrictions on in-person gatherings during the COVID-19 pandemic, the City conducted consultation on-line using the following modalities:

1. A Talk Vancouver survey in September 2020, which received over 2300 responses.
2. Four virtual neighborhood workshops in November 2020 focused on the Marpole, Grandview-Woodland, Mount Pleasant, and Kitsilano communities, which received over eighty participants with equal representation of owners and renters/co-op residents.
3. An online open-comment feedback form on Shape Your City: <https://shapeyourcity.ca/non-profit-affordable-housing>
4. Virtual meetings with senior government partners, the BC Non-Profit Housing Association and Co-op Housing Federation senior staff and member non-profits, and the City of Vancouver Renters' and Seniors' Advisory Committee.

Main themes from the public and stakeholders are listed below, as well as staff responses:

- **General support to create new non-profit social and co-op housing in the RM-3A, RM-4 and RM-4A zoning districts:** The majority of residents responding to the Talk Vancouver survey and participating in virtual neighborhood sessions indicated support for creation of new social and co-op housing across the City, as well as support for the proposed zoning amendments enabling six-storey social and co-op housing in the RM-3A, and the RM-4 and RM-4N zoning areas. 87% of survey respondents agree there is a need to build more housing owned by non-profits and co-ops, and 88% of survey respondents agree with the proposed zoning changes.
- **Questions about support for existing residents and affordability in new social housing:** While in support of the overall proposal, some participants including members of the City of Vancouver Renters' and Seniors' Advisory Committees noted concerns about the minimum level of affordability required in the Zoning and Development By-law definition of social housing, and also requested clarity on the protections afforded to existing social housing residents who may be impacted by redevelopment under the new development allowances.

Staff response: Existing residents impacted by development of new social housing are protected by the City's Tenant Relocation and Protection Policy. This policy outlines unique requirements for non-market housing providers in respect to existing residents, including identifying a replacement housing unit that is affordable based on 30% of income or previous rent.

Council has directed Staff to report back on the results of consultation with the non-market housing sector and senior government regarding the City's definition of social housing. Council has expressed concern that the current Zoning and Development By-law definition of social housing, which requires 30% of units to be affordable to incomes

at or below Housing Income Limits (HILs), may be resulting in new social housing that is not meeting the affordability needs of local residents.

Staff outlined the response to this consultation in a recent memo to Council, noting that the existing definition is intended to be a minimum requirement for the purposes of non-market housing providers to access City allowances. In practice, recent projects have typically exceeded this minimum, supported by senior government funding. Non-market and government partners have expressed concern that changes to the current definition of social housing might have unintended consequences for developments looking to access senior government funding in order to deepen affordability.

- **While the majority of respondents were supportive of the proposed zoning changes, there were a small number of concerns about form and design of proposed buildings:** There were contrasting opinions on the height and design of proposed social housing forms among survey respondents and neighborhood sessions. Some survey and virtual session respondents indicated concern about the impact of taller buildings on the character of existing neighborhoods and views, and emphasized the need for new or expanded buildings to be compatible with the local architecture and community, as well as to be supported by appropriate infrastructure. Other participants suggested that existing design guidelines and processes for neighborhood consultation could run counter to the goal of delivering new social housing, and suggested that social housing be exempt from these requirements in order to prioritize social housing delivery.

Staff response: Proposed social housing projects will continue to go through the development permit process which involves review of the proposed building form and response to zoning requirements, applicable design guidelines and community plan guidance. The development permit process also includes notification of neighbors and opportunities for community input. However, new guidelines for social housing in these areas state explicitly that the priority is to deliver social housing. While guidance is that applications should consider existing guidelines as much as practically possible, applications that do not do this will still be considered.

- **Support for social housing City-wide, not just in these zones:** Several survey respondents and virtual session participants suggested that the City should implement similar proposals in neighborhoods across the City and especially low density neighborhoods, and questioned why these amendments are limited to just the RM-3A, and the RM-4 and RM-4N zoning areas.

- *Staff response: These amendments are intended to be ‘quick actions’ to immediately support existing non-profits and co-ops looking to access senior government funding to redevelop their own sites. Approximately 34% of all non-profit and co-op owned sites are located in the RM-3A, and the RM-4 and RM-4N zones; about 3% are located in RS zones. The upcoming Broadway Plan and Vancouver Plan will be looking at more comprehensive approaches to enabling social housing in low-density areas.*

Table 4. Stakeholder Group Key Feedback

Stakeholder Group	Key Feedback
BC Non-Profit Housing Association and Co-op Housing Federation of BC	<ul style="list-style-type: none"> • Strong support for the proposed zoning amendments, which are a response to advocacy from BCNPHA and CHFBC members to enable a faster development process for non-market housing to support accessing senior government funds • Suggest maximum flexibility for social housing development applications with respect to design and built form considerations under existing zoning • Questions about implications of this program for co-ops on City land going through the lease renewal process
Senior government funding organizations including BC Housing (Province) and CMHC (Federal)	<ul style="list-style-type: none"> • Support for actions by the City to streamline the development process for social housing and provide simplified zoning regulations • One of CMHC’s minimum requirements is to have the zoning approved and in place before the applicant can submit a funding application • BC Housing is well-placed to further accelerate non-market projects where municipalities have put in place a streamlined process.
CoV Seniors’ Advisory Committee	<ul style="list-style-type: none"> • The Seniors’ Advisory Committee is supportive of the proposed zoning changes to support creation and renewal of non-profit and co-op housing. • The SAC is interested in seeing this program expanded across other neighborhoods in the City • The SAC would like to see an increase in the number of accessible units for people with disabilities, and a minimum performance mix of low and moderate incomes in new buildings
CoV Renters’ Advisory Committee	<ul style="list-style-type: none"> • The Renters Advisory Committee is supportive of the proposed zoning changes to support creation and renewal of non-profit social and co-op housing. • RAC members would like to see that developments proceeding via this proposal are securing affordable rents for tenants who need to be relocated, and that the new development is achieving affordability that is secured for the life of the building. • The RAC would like to see a similar policy for low-density RS zones. • There is some concern among RAC members about the 30% minimum affordability requirement in the Zoning and Development By-law, and interest in understanding ways to support deeper affordability in new social housing.

For more information, please see Appendix C.

Financial Implications

The recommendations in this report will change the development approval method for 100% social housing projects in the RM-3A, and the RM-4 and RM-4N from a rezoning to a development permit application under existing zoning. As per the City's *Community Amenity Contributions for Rezoning* policy, social housing is exempt from CACs. As 100% social housing, these projects will also continue to be exempt from the City-wide DCL and City-wide Utilities DCL.

As discussed in the Strategic Analysis section, under the proposed zoning changes in conjunction with new senior government funding programs staff anticipate an increase in the level of social housing applications compared to the past decade. Most applicants are expected to be existing non-profits and co-ops applying to redevelop existing sites. Based on these findings, staff anticipate the recommendations in this report will have minimal financial impact to the City.

CONCLUSION

The actions in this report are intended to implement a streamlined development process for 100% social and co-op housing developments in the RM-3A, and the RM-4 and RM-4N zoning areas. If approved, the recommended changes to enable social housing projects in these districts will help address the shortage of social and co-op housing, and enhance the delivery of new social and co-op housing development across the city. These actions will also advance the Vancouver Plan through Quick Start Recovery Actions aligned with long-term planning goals.

* * * * *

**DRAFT By-law to amend
Zoning and Development By-law No. 3575
regarding amendments to the RM-3A and RM-4 and RM-4N District Schedules for
Social Housing**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.

2. Council amends the title of the RM 4 and RM 4N Districts Schedule by striking out "RM 4 and RM 4N Districts Schedule" and substituting "RM-4 and RM-4N Districts Schedule".

3. In section 1 of the RM-3A District Schedule, Council adds "Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings." after "The intent of this Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives."

4. In section 1 of the RM-4 and RM-4N Districts Schedule, Council adds "Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings." after "The intent of this Schedule is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area."

5. In section 3.2.DW of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds a new bullet point in the correct alphabetical order, as follows:

- “
- Dwelling Units in conjunction with a child day care facility, provided that all residential floor area is developed as social housing.”

6. In section 4.3 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds the following in the correct numerical order:

“4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum height to 19.9 m for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.3.3 If 100% of the residential floor area is developed as social housing, and if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a greater height than otherwise permitted for:

- (a) roof-top access structures to shared outdoor amenity space that do not exceed a height of 3.6 m;
- (b) any required guards provided the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and
- (c) common roof-top amenity structures contiguous with common outdoor amenity spaces that do not exceed a height of 3.6 m, provided that the total floor area of the amenity room on the roof deck does not exceed 10% of the roof area.”.

7. In section 4.4 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council:

- (a) renumbers section 4.4.2 as 4.4.3;
- (b) in renumbered section 4.4.3, strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”and
- (c) adds a new section 4.4.2 as follows:

“4.4.2 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, may vary the front yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

8. In section 4.5 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council:

- (a) renumbers section 4.5.3 as 4.5.4;
- (b) adds a new section 4.5.3 as follows:

“4.5.3 Despite sections 4.5.1 and 4.5.2, the Director of Planning or Development Permit Board, as the case may be, may vary the side yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies

and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

9. In section 4.6 of the RM-3A District Schedule and the RM-4 and RM-4N Districts Schedule, Council adds a new section 4.6.5 in the correct numerical order as follows:

“4.6.5 Despite sections 4.6.1, 4.6.3, and 4.6.4, the Director of Planning or Development Permit Board, as the case may be, may vary the rear yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

10. In section 4.7 of the RM-3A District Schedule, Council:

- (a) renumbers sections 4.7.2, 4.7.3 and 4.7.4 as sections 4.7.3, 4.7.4, and 4.7.5, respectively;
- (b) in renumbered 4.7.4, strikes out subsection (d) and substitutes the following:

“(d) amenity areas, including child day care facilities, recreational facilities, and meeting rooms accessory to residential use, to a maximum floor area of 10 percent of the permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;”;

- (c) in renumbered subsection 4.7.4(h),
 - (i) strikes out “veranda” and substitutes “verandah”, and
 - (ii) in paragraph (ii), strikes out “subsection 4.7.3(a)” and substitutes “subsection 4.7.4(a)”;
- (d) in renumbered subsection 4.7.4(i), strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”;
- (e) adds a new section 4.7.2 as follows:

“4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 2.5 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (a) 100% of the residential floor area is developed as social housing; and
- (b) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

11. In section 4.7 of the RM-4 and RM-4N Districts Schedule, Council:
- (a) renumbers sections 4.7.2 and 4.7.3 as sections 4.7.3 and 4.7.4, respectively;
 - (b) in renumbered subsection 4.7.4(h),
 - (i) strikes out “veranda” and substitutes “verandah”, and
 - (ii) in paragraph (ii), strikes out “subsection 4.7.3(a)” and substitutes “subsection 4.7.4(a)”;
 - (c) in renumbered subsection 4.7.4(i), strikes out “subsection 4.7.3(h)” and substitutes “subsection 4.7.4(h)”;
 - (d) adds a new section 4.7.2 as follows:

“4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 2.5 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

 - (c) 100% of the residential floor area is developed as social housing; and
 - (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.”.

* * * * *

Guideline

RM-3A, RM-4, and RM-4N Guidelines for Social Housing

Approved by Council **DATE**

Last amended XX

Table of Contents

Table of Contents.....	2
1 <u>Application and Intent</u>	3
1.1 <u>Application</u>	3
1.2 <u>Intent</u>	3
1.3 <u>Affordability</u>	3
2 <u>General Design Consideration</u>	5
2.1 <u>Neighbourhood and Street Character</u>	5
2.2 <u>Family Units</u>	5
4 <u>Guidelines Pertaining to the Regulations of the Zoning and Development By-law</u>	6
4.3 <u>Height</u>	6
4.5 <u>Front Yard</u>	6
4.6 <u>Side Yards</u>	6
4.7 <u>Rear Yard</u>	7
4.9 <u>Off-Street Parking and Bicycle Storage</u>	7
7 <u>Open Space</u>	7
7.3 <u>Private Open Space</u>	7
8 <u>Landscaping</u>	8

1 Application and Intent

1.1 Application

These guidelines are to be used in conjunction with the RM-3A District Schedule and the RM-4 and RM-4N District Schedule of the Zoning and Development By-law for discretionary approvals for social housing in a six-storey apartment typology. Social housing is defined in accordance with the definition of Social Housing in Section 2 of the Zoning and Development By-law. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

These guidelines apply city-wide to all social housing projects in RM-3A, RM-4, and RM-4N zoning districts, but also provide certain area-specific considerations.

1.2 Intent

Social housing is important to the overall health of Vancouver's housing system. Social housing provides secure housing options for many low and moderate income households in Vancouver.

A significant portion of Vancouver's existing stock of social housing, including non-profit co-operative housing, is located in RM-3A, RM-4, and RM-4N zoning districts. Many existing social housing buildings were constructed in the 1960s, 1970s, and 1980s. To ensure long-term livability and resiliency, some of these aging properties may be in need of re-investment, including renovations or redevelopment.

The intent of these guidelines is to:

- (a) Encourage development of social housing to add to the overall social housing stock in the city;
- (b) Provide guidance for situations where variances to the zoning regulations may be considered to:
 - (i) help ensure that the allowable density for social housing is achievable;
 - (ii) improve residential livability of units; and
 - (iii) respond to the context of the site

1.3 Affordability

Where possible, applicants are encouraged to provide a deeper level of affordability than the minimum set out in the Zoning and Development By-Law. The Director of Planning or Development Permit Board is to consider the following in reviewing the development application:

- (a) Maximizing the level of affordability delivered on site, subject to the availability of funding;
- (b) Replacement of existing affordability levels of rental units currently on site, where possible;
- (c) Ensuring the provision of a Tenant Relocation Plan in keeping with the Tenant Relocation and Protection Policy, if applicable.

(d) All relevant affordable housing policies contained in Council approved by-laws, policies, area plans, and community plans.

2 General Design Consideration

2.1 Neighbourhood and Street Character

RM-3A, RM-4, and RM-4N zoning districts span multiple neighbourhoods throughout the city. These zoning districts consist primarily of three-storey and four-storey residential apartment buildings, many of which were constructed between the 1960s and 1980s. Detached homes and other ground-oriented housing types also exist in these areas.

Most RM-3A, RM-4, and RM-4N zoning districts are located off major arterial streets. Many streets are lined with mature street trees and apartment buildings typically include generous front yards and landscaped areas, creating a green streetscape. Point-tower typologies are also evident in these areas, a legacy of a previous era when the tower format was permissible. In general, these areas demonstrate how a mix of building typologies can achieve a healthy, livable environment for renters and owners, and a wide spectrum of social demographics.

For certain areas of the RM-4 and RM-4N zoning districts, area-specific RM-4 guidelines may also apply. For social housing projects, this set of guidelines should be used in conjunction with any applicable area-specific RM-4 guidelines where possible, while prioritizing the need to achieve social housing. Applications which vary from the area-specific RM-4 guidelines will be considered in order to achieve social housing development.

Several RM-3A, RM-4, and RM-4N sites are also located within Council-approved community plan areas, including the *Grandview-Woodland Community Plan* and *Marpole Community Plan*. These plans often provide specific direction for rezonings of RM-3A, RM-4, and RM-4N sites to deliver rental and social housing. For example, for RM-4 sites in Britannia-Woodland, the *Grandview-Woodland Community Plan* provides direction for minimum and maximum building frontages, setback dimensions, and ground-level access for units located on the first storey of the building. Specific community plan direction for RM-3A, RM-4, or RM-4N sites for this typology should be considered for social housing applications as much as practicably possible, while prioritizing the need to deliver new social housing.

New social housing development may have greater building heights and densities than many of the older low-rise apartment stock or other developments in the area. New social housing developments should be designed to consider as much as practicably possible, while prioritizing the overall need to deliver new social housing:

- (a) Any directions committed to in any relevant Council-approved plans, policies, and guidelines; and
- (b) The green streetscapes of these areas and maintaining generous building setbacks, landscaped surfaces, and open spaces, unless contrary direction is specified by other Council-approved plans, policies, or guidelines.

2.2 Family Units

The *Housing Vancouver Strategy (2017)* and *Affordable Housing Delivery and Financial Strategy (2018)* prioritize delivery of family units in new social housing to meet the needs of lower income

households and families. Recent Council-approved community plans covering including the *Grandview-Woodland Community Plan* and *Marpole Community Plan* require a minimum of 50% of units with two or more bedrooms in new non-market housing.

Applicants should refer to relevant housing mix requirements contained in Council-approved community plans, area plans and policies. Where possible, applicants should include no less than 35% of dwelling units to be family units with 2 or more bedrooms and are encouraged to include 50% family units, except for seniors and supportive housing.

4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law

4.3 Height

Semi-private indoor and outdoor spaces are highly encouraged to improve livability for apartment living. Section 4.3.3 of the District Schedules allows the Director of Planning to consider greater height than otherwise permitted for select structures associated with common rooftop amenity spaces. This provision is intended to encourage common amenity spaces on the building roof deck.

5.5 Front Yard

The front yard setback requirements are an opportunity to be meaningfully used as private outdoor open space for ground-floor units, while also generating visual interest and casual social interaction for the adjacent public pedestrian sidewalk. Where pedestrian comfort is established, the frequency and intensity of meaningful neighbourly interactions between citizens may be increased.

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider modest and incremental reductions to the minimum front yard depth requirement. Reductions in front yard depth requirements will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve livability outcomes of residential units; or
- (c) Provide a child day care facility on site.

5.6 Side Yards

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider variations and reductions to the minimum side yard width requirement. Reduction in side yard widths will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve livability outcomes of residential units; or
- (c) Provide a child day care facility on site.

Despite any reductions to side yard requirements for social housing development, the applicant should endeavour to maximize landscaped surfaces and minimize impervious surfaces.

5.7 Rear Yard

For social housing development, the Director of Planning or the Development Permit Board, as the case may be, may consider modest and incremental reductions to the minimum rear yard depth requirement. Reductions in rear yard depth requirements will be considered where necessary to:

- (a) Maximize delivery of social housing space and achieve the permitted floor space ratio for social housing;
- (b) Improve livability outcomes of residential units in the form of private outdoor space for ground-level units and/or indoor amenity rooms; or
- (c) Provide a child day care facility or outdoor play area on site.

Despite any reductions to rear yard requirements for social housing development, the applicant should endeavour to maximize landscaped surfaces and minimize impervious surfaces.

5.9 Off-Street Parking and Bicycle Storage

- (a) Parking requirements are regulated by the City's Parking By-law.
- (b) Parking should be located at the rear of the site with access from the lane.
- (c) Where above-grade surface parking is provided, surface parking spaces should be located along the lane and be screened by planting beds, rather than fences, if possible, to limit impact on outdoor open space. Surface parking spaces may be provided with open trellis structures (open walls and roofs) to support landscape and greenery at the lane, while remaining pervious to rainwater.

7 Open Space

7.3 Private Open Space

- (a) Usable private open space should be provided for dwelling units as follows:
 - (i) Each unit with two or more bedrooms should provide private open space. Refer to the *High-Density Housing for Families with Children Guidelines* for guidance on private open space for family units.
 - (ii) Studio and one bedroom units should provide private open space for each unit, unless the building contains a suitable amount of common exterior amenity space. Where private open space is not provided for studio and one bedroom units, common amenity space should generally be approximately 4.5 m² per unit based on total dwelling units in the development.
 - (iii) If private outdoor space is not provided for a studio or one bedroom unit, unit layout and design should maximize solar and ventilation access by maximizing operable glazing units. Provision of improved ventilation (e.g. juliet balconies) should also be considered.
- (b) Examples of usable private open space include open balconies, private terraces, and private roof decks.
- (c) Private open space should be oriented towards the rear or front yards, and not solely oriented towards a mid-block sideyard where sightlines are limited.

- (d) Private open space in the form of balconies, decks or patios should have a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m².

8 Landscaping

Landscaping can improve the livability of dwelling units and minimize impacts on adjacent residential uses.

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) Accessible roof spaces should be combined with intensive and extensive green roof systems, including planters for growing food, wherever possible.
 - (i) Intensive green roof planters with shade trees and varied plantings may be integrated with, and help spatially define, more actively programmed areas.
 - (ii) Container planters are supported; however, consideration must be given to the minimum soil volumes needed for planting types and the structural design.
 - (iii) Extensive green roofs contribute to enhancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.
- (c) Seating for the public off the sidewalk may be considered in order to enhance interactions between buildings and the public realm

CONSULTATION SUMMARY:

CREATING AND RENEWING NON-PROFIT AND CO-OP HOUSING

**Amendments to the Zoning and Development By-law to Increase
Social Housing in the RM-4 and RM-3A Zoning Districts**

March 2021

Table of Contents

Executive Summary	Error! Bookmark not defined.
Introduction: Creating and Renewing Non-Profit Housing	Error! Bookmark not defined.
Overview of Public Consultation	Error! Bookmark not defined.
Who We Heard From - Highlights	Error! Bookmark not defined.
What We Learned From Residents.....	Error! Bookmark not defined.
What We Learned From Stakeholders.....	Error! Bookmark not defined.
In-Depth Consultation Summaries.....	9
Section A: Talk Vancouver Quantitative Survey Results Overview	9
Section B: In-Depth Analysis of Open-Ended Responses –Talk Vancouver Survey	19
Section C: Virtual Neighborhood Webinars.....	Error! Bookmark not defined.7

EXECUTIVE SUMMARY

INTRODUCTION: CREATING AND RENEWING NON-PROFIT HOUSING

Vancouver is experiencing a severe shortage of housing that's affordable to low- and moderate-income renters. Over 50,000 renter households in the city pay more than 30% of their income on rent, with little income left over for other cost of living expenses. This means that many are struggling to make ends meet or living in housing that doesn't meet their needs.

One important source housing to address the needs low- and moderate income renters is housing owned and operated by non-profit societies and co-ops. Non-profit housing can accommodate a broad range of housing needs, including those of families, seniors, and singles who cannot afford market rental or ownership housing. However, there is a shortage of non-profit housing in Vancouver, and much of the existing non-profit housing in the city is aging and may be in need of renewal in coming years.

The City has created zoning amendments intended to streamline the development process for new non-profit social and co-op housing in zoning districts covering select low-rise apartment areas across the city - RM-3A, and RM-4 and RM-4N.

These areas currently contain a mix of housing types, including three and four storey condominium and rental apartment buildings. The proposed zoning amendments would allow non-profit social and co-op housing up to six storeys. This approach would be consistent with existing City policies and community plans, which prioritize the delivery of social and co-op housing for low and moderate income households.

These changes are intended to help existing non-profit societies and co-ops renew existing buildings and build more housing over time, to ensure the city has enough safe and secure non-market homes today and into the future.

OVERVIEW OF PUBLIC CONSULTATION

Public consultation and engagement is a key driver in development and continuous improvement of the City's housing policies. Residents and stakeholder groups were given the opportunity to share their experiences, opinions, and ideas in a variety of mediums during consultation for the proposed amendments to RM-3A, and RM-4 and RM-4N district schedules for social and co-op housing.

Consultation with the public and stakeholders took place between July and December 2020. Due to the restrictions on in-person gatherings during the COVID-19 pandemic, the City conducted consultation on-line using a Talk Vancouver survey in September, virtual meetings with the non-profit and co-op sector and City advisory committees, and four virtual neighborhood workshops in November. Opportunities for feedback were available through an online open-comment feedback form on Shape Your City.

- **Talk Vancouver Survey** - A Talk Vancouver online public survey was available in September 2020 and attracted over 2,200 responses. The survey included qualitative and quantitative questions regarding participants' thoughts on the need for non-profit social and co-op housing and proposed zoning changes. Respondents were also asked about potential neighborhood-specific considerations.
- **Stakeholder Workshops** – Workshops with key stakeholders were held to gather input from the non-profit social and co-op housing sector; senior levels of government; and the City's Seniors and Renters' Advisory Committees:
 - BC Non-Profit Housing Association and Co-op Housing Federation of BC
 - BC Housing and CMHC
 - Seniors' Advisory Committee and Renters' Advisory Committee
- **Virtual Neighborhood Sessions** - Staff hosted four virtual neighborhood sessions using Webex to solicit neighborhood-specific feedback on the proposed zoning changes. Registration was designed to ensure 50% renter/co-op member and 50% owner representation. The sessions featured a Staff presentation, short breakout discussions, and large-group Q&A. Approximately eighty Vancouver residents participated in the four sessions: Marpole (November 15th), Grandview-Woodland (November 17th), Kitsilano (November 24th) and Mount Pleasant (November 25th).

Overall, we heard from over 2,300 people during consultation. More details about these events can be found in Sections A to C of this appendix.

WHO WE HEARD FROM - HIGHLIGHTS

**Talk Vancouver
Survey**

- September 11th-27th, 2020
- 2,231 Respondents
- 49% renters; 43% owners; 4% Other (living with family); 4% Co-op members

**Virtual
Neighborhood
Workshops**

- Marpole
- Grandview-Woodland
- Kitsilano
- Mount Pleasant
- ~80 participants across 4 sessions; 50% renters/co-op members, 50% owners

**Stakeholder
Discussions**

- BC Non-Profit Housing Association
- Co-op Housing Federation of BC
- BC Housing and CMHC
- Renters Advisory Committee (RAC)
- Seniors Advisory Committee (SAC)

WHAT WE LEARNED FROM RESIDENTS - HIGHLIGHTS

Introduction

The high level themes and values captured include the perspectives of a diverse range of residents, with representation from renters, co-op members, and homeowners throughout Vancouver. There was broad agreement among residents regarding the need for new non-profit housing in the City, with the majority of residents recognizing the need to adapt land use and development regulations and policies to enable new non-profit housing.

There is a need for new housing built by non-profit societies and co-ops

The vast majority of respondents recognized the urgent need for more affordable housing options in the City and the need to streamline the development process in order to facilitate projects. Respondents also noted the importance of renewal of the existing social housing and co-op stock as some buildings are aging and in disrepair, in order to provide not only more but also higher quality affordable housing.

Results

- 87% of survey respondents agree that there is a need to build more housing owned by non-profits and co-ops (72% strongly, 15% somewhat)
- 81% of survey respondents agree that the City should encourage non-profit and co-op housing through improvements to the development process, development cost waivers, and increased building height/density (61% strongly, 20% somewhat)
- 83% of survey respondents agree that it is appropriate to rebuild existing non-profit social and co-op properties that are aging and facing high repair costs (54% strongly, 29% somewhat)

Residents are concerned about affordability in new social housing and want to ensure existing renter and co-op members are protected

Respondents considered security of tenure and renter displacement as one of the main challenges facing existing residents in social housing or co-ops if their building is redeveloped. Their main concern centered on challenges finding alternate accommodations, especially on the private market, during renovations/redevelopment of their building. Another concern was that rents in new units would be higher than the current ones, even for deeply subsidized social housing.

Results

- 84% of survey respondents agree that existing residents should be provided a replacement home that is affordable to their incomes if they are impacted by development (68% strongly, 17% somewhat)
- 84% of survey respondents agree that units in new non-profit housing should be affordable to low and moderate incomes (<\$50K for singles and <\$80K for families); 79% agreed that a share of units affordable to higher incomes (\$70K for singles and \$100K for families) are appropriate if it supports the financial feasibility of the new building
- City advisory committee members indicated support for new social and co-op housing supporting a mix of incomes, including low and moderate incomes, and also emphasized the importance of ensuring continued affordability for existing residents

Residents support the proposed policy change for a streamlined process for six-storey social housing in RM-3A, and RM-4 and RM-4N

We heard from residents that they are supportive of the proposed initiative for a streamlined process to enable six storey social housing without a rezoning requirement. Several residents noted their own personal experience looking for affordable housing in these communities and indicated that affordability would support a more diverse and vibrant community. Other participants suggested that existing design guidelines and processes for neighborhood consultation could run counter to the goal of delivering new social housing, and suggested that social housing be exempt from these requirements in order to prioritize social housing delivery.

Results

- 88% of survey respondents agree with the proposed zoning changes in RM-3A, RM-4, and RM-4N

However, some residents are concerned about the impact of taller buildings on infrastructure and the neighborhood context

Some survey and virtual session respondents indicated concern about the impact of taller social and co-op housing buildings on the character of existing neighborhoods and views, particularly in reference to the Kitsilano community. Many respondents emphasized the need for new or expanded buildings to be well assimilated in the local architecture and community, as well as to be supported by appropriate infrastructure. Ideas for achieving this included ensuring that buildings adhere to the overall look and feel of existing neighborhoods, integrating sustainability features, and ensuring access to common spaces and amenities to accommodate new residents.

Residents support similar zoning changes in other neighborhoods aside from RM-3A, RM-4, and RM-4N

Survey respondents and participants in virtual neighborhood sessions indicated support for zoning changes to support social housing in neighborhoods across the City, beyond the proposed areas.

Please refer to **Sections A to C** of this appendix for more information.

WHAT WE LEARNED FROM STAKEHOLDERS

Non-Profit and Co-op Housing Providers

Non-profit and co-op housing providers are important stakeholders in City discussions about policies to enable non-market housing. Engagement for this initiative began as early as 2017 as part of the Housing Vancouver strategy, where non-profit housing providers suggested a streamlined development process for new social and co-op housing. More recently, in July 2020 Staff engaged the CEOs and key senior staff of the BC Non-Profit Housing Association and Co-op Housing Federation of BC, and in September 2020 Staff hosted a virtual information session for BCNPHA and CHFBC members, with over eighty participants in attendance. Non-profit housing providers are strongly supportive of this initiative, and continue to advocate that the City provide maximum possible flexibility for new development applications for social and co-op housing. Several participants represented existing co-ops on City-owned land going through the lease renewal process, and had questions about implications of the proposed zoning changes for their properties.

Senior Government Funders

Senior government agencies, including BC Housing at the province and CMHC at the federal level, are important partners in delivering new non-market housing. Government partners often provide funding and financing to support new non-profit development and deepen affordability. City staff interviewed staff from BC Housing and CMHC in July 2020. BC Housing staff noted that they are positioned to further accelerate new non-market housing where municipalities have put in place streamlined zoning, and urged the City to continue to allow flexibility in the development process and design (e.g simplified building forms). CMHC acknowledged that most of their funding programs are contingent on approved zoning, as a risk mitigation measure.

Renters Advisory Committee

Staff met with the City of Vancouver Renters Advisory Committee in September 2020. The RAC noted their support for the proposed zoning changes to support creation and renewal of non-profit social and co-op housing. RAC members would like to see that developments proceeding via this proposal are securing affordable rents for tenants who need to be relocated, and that the new development is achieving affordability that is secured for the life of the building. The RAC would like to see a similar policy for low-density RS zones. There is some concern among RAC members about the 30% minimum affordability requirement in the Zoning and Development By-law, and interest in understanding ways to support deeper affordability in new social housing.

Seniors Advisory Committee

Staff met with the City of Vancouver Seniors Advisory Committee Housing Subcommittee in September 2020. The SAC indicated its support generally for the approach, noting interest in seeing the program expanded across other neighborhoods and increasing the number of accessible units for people with disabilities. The SAC is also interested in achieving a mix of incomes in new social housing developments, and encourages the City to seek a ‘minimum performance’ mix of units targeted to very low, low, and moderate incomes.

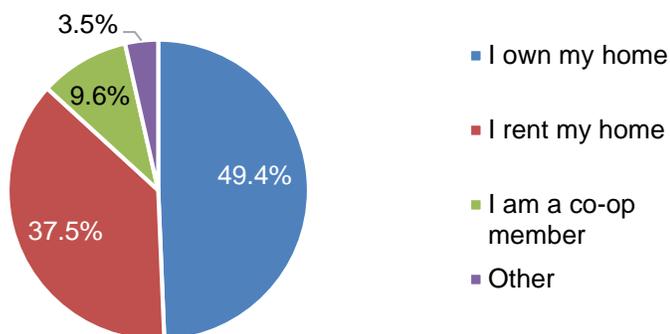
Consultation Summaries

Section A: Talk Vancouver Quantitative Survey Results Overview

The City of Vancouver's Talk Vancouver survey was the main channel for residents to express their thoughts and provide feedback to help inform the City's proposed changes. Over 2,200 residents participated in the survey. The following section summarizes the quantitative results of the survey.

1. What is your current housing situation?

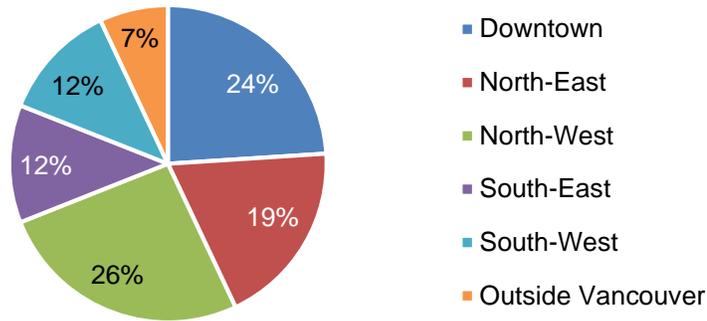
Total	I rent my home	I own my home	I am a co-op member	Other
2,231	836	1,101	215	79



The overall housing tenure of survey respondents is evenly split between homeowners and renters/co-op members.

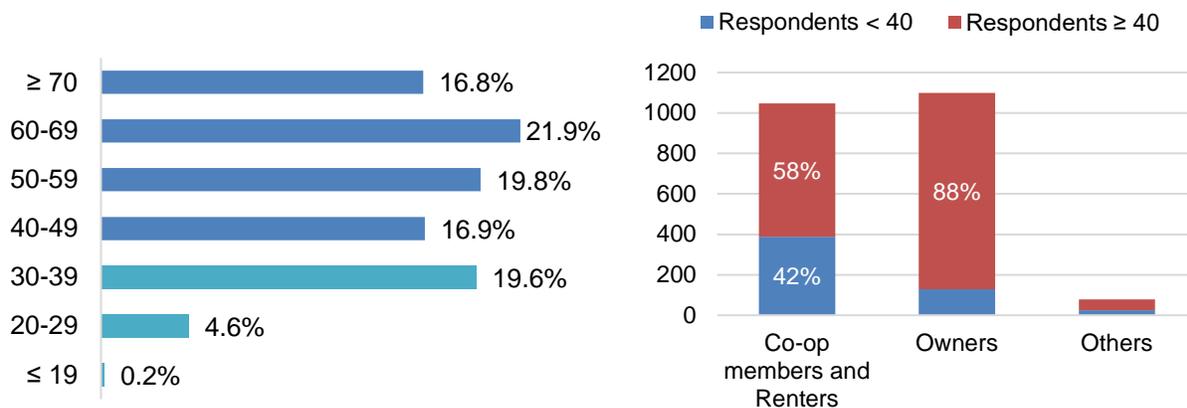
2. What neighbourhood do you live in?

Total	Downtown	North-East	North-West	South-East	South-West	Outside Vancouver
2,231	535	424	580	268	268	156



Among the 93% of respondents who currently live in Vancouver, 24% are located Downtown, 31% on the East side of the city and 38% on the West side.

3. How old are you?

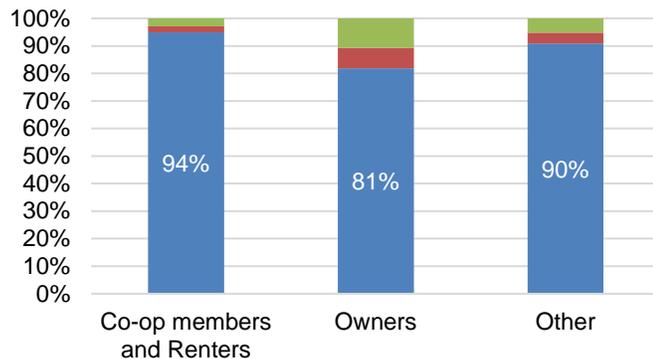
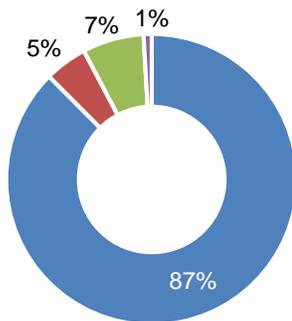


	≤ 19	20-29	30-39	40-49	50-59	60-69	≥ 70
Co-op members and Renters	2	82	305	199	194	154	112
Owners	1	8	120	167	237	316	250
Others	1	12	12	11	11	18	13
Total	4	102	437	377	442	488	375

75% of respondents are over 40 years old, as is the vast majority of homeowners. Among respondents that are renters, 42% are under 40 years old.

4. Thoughts on the City’s strategy for addressing the housing needs of low- and moderate incomes: Do you agree or disagree with the following statements?

a. There is a need to build more housing owned by non-profit societies and co-ops.

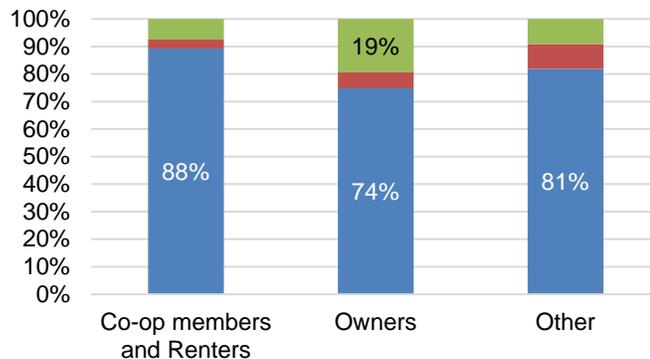
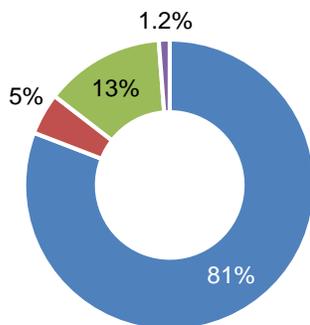


■ Agree ■ Neutral ■ Disagree ■ Don't know

■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	16	44	23	100	886	12	1,051
Owners	74	44	80	235	661	7	1,101
Other	4	0	3	6	64	1	78
Total	94	58	106	341	1,611	20	2,230

b. The City should encourage non-profit and co-op housing through improvements to the development process, development cost waivers, and increased building height/density.

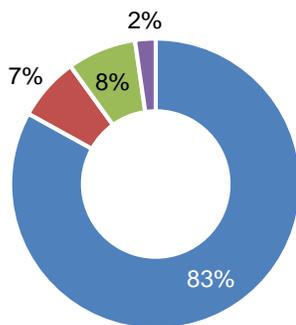


■ Agree ■ Neutral ■ Disagree ■ Don't know

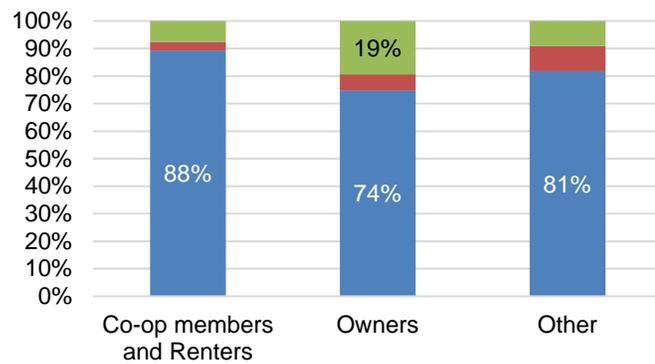
■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	28	50	33	180	742	18	1,051
Owners	112	100	63	251	567	8	1,101
Other	4	3	7	10	53	1	78
Total	144	153	103	441	1,362	27	2,230

c. It is appropriate to rebuild existing non-profit social and co-op buildings that are aging and facing high repair costs.



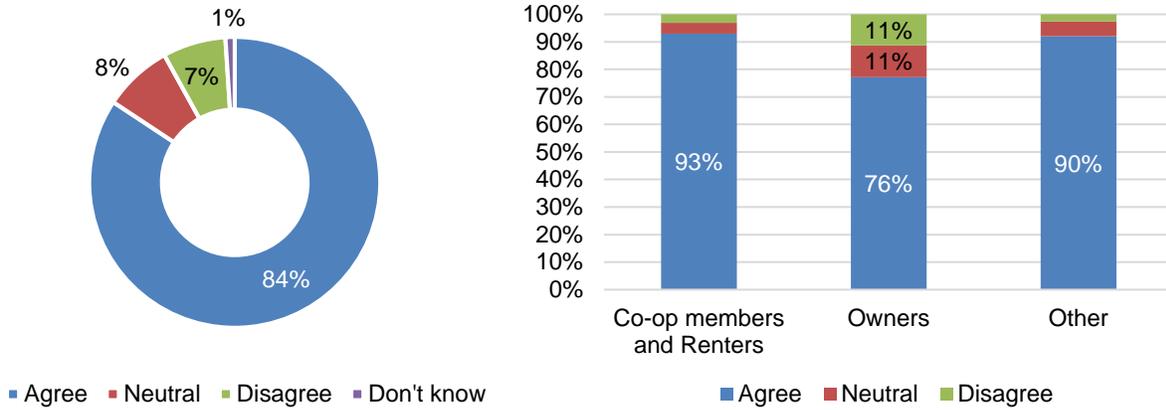
■ Agree ■ Neutral ■ Disagree ■ Don't know



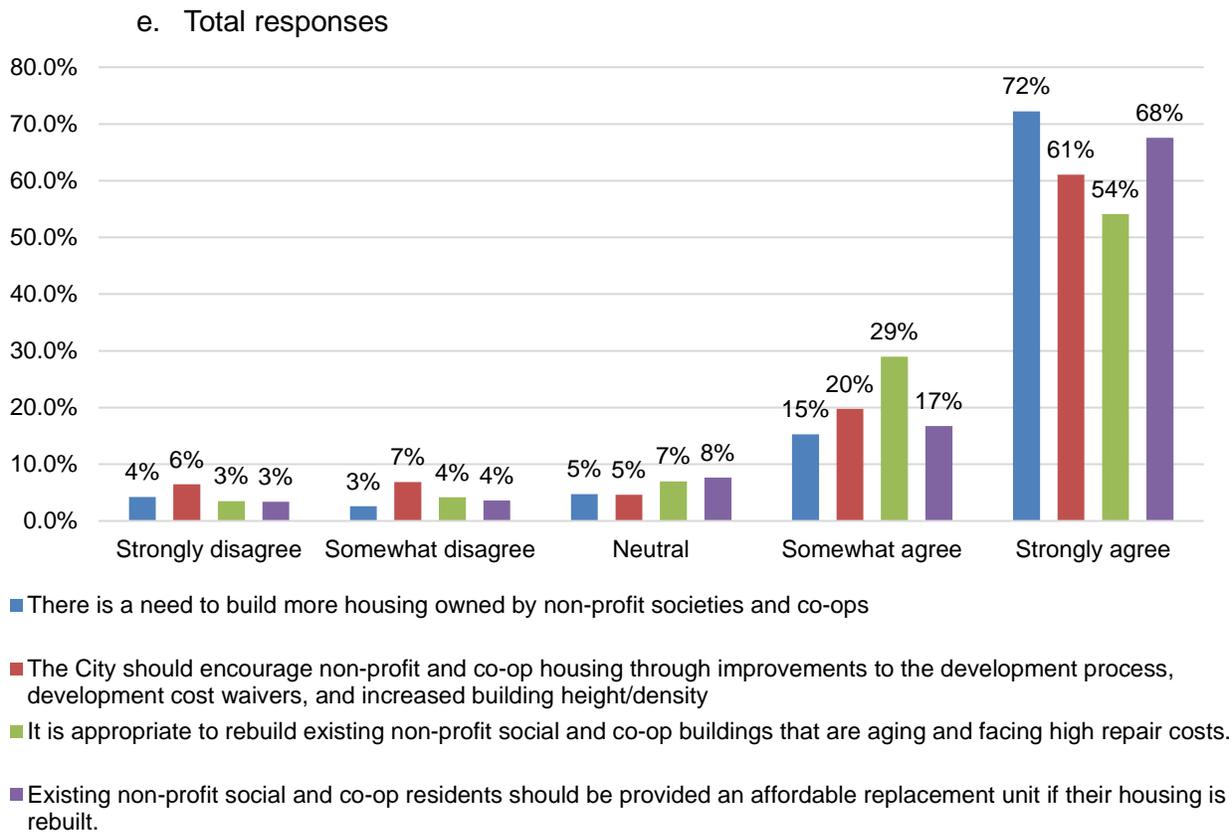
■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	26	47	65	282	603	28	1,051
Owners	49	42	84	348	558	20	1,101
Other	3	4	7	16	45	3	78
Total	78	93	156	646	1,206	51	2,230

d. Existing non-profit social and co-op residents should be provided an affordable replacement unit if their housing is rebuilt.

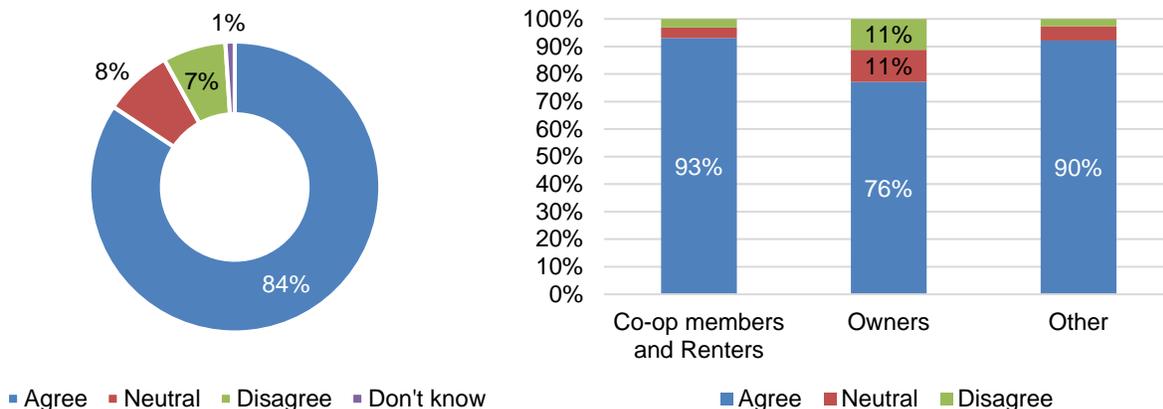


	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	19	13	41	125	848	5	1,051
Owners	55	67	126	237	600	16	1,101
Other	2	0	4	11	59	2	78
Total	76	80	171	373	1,507	23	2,230



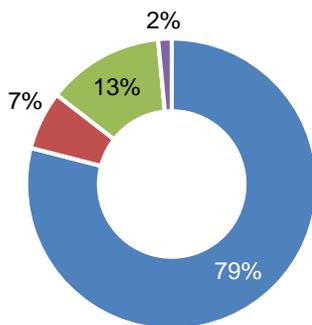
5. Thoughts on the range of incomes served by non-profit and co-op housing: Do you agree with the following statements?

a. Units in new non-profit and co-op housing buildings should be affordable to low and moderate incomes under \$50K for singles and under \$80K for families.

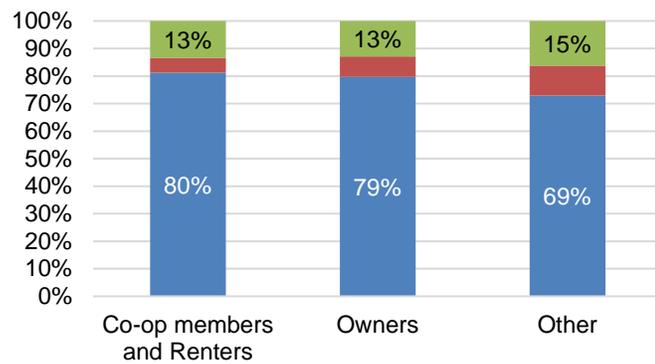


	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	24	19	29	187	784	8	1,051
Owners	47	54	92	253	645	10	1,101
Other	3	1	4	8	59	3	78
Total	74	74	125	448	1,488	21	2,230

- b. It is acceptable to include some rental or co-op units for higher income households (approximately \$70K for singles and \$100K for families) in a non-profit or co-op building if they can support the financial feasibility of the building.



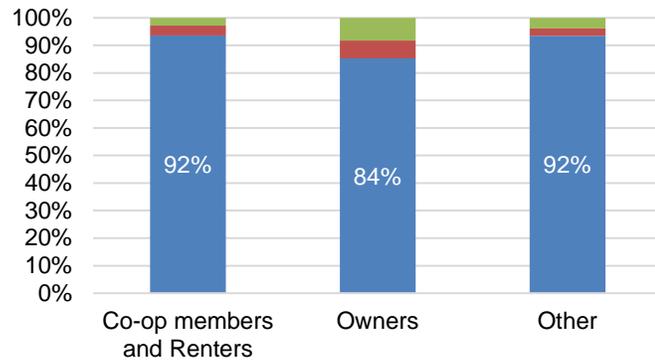
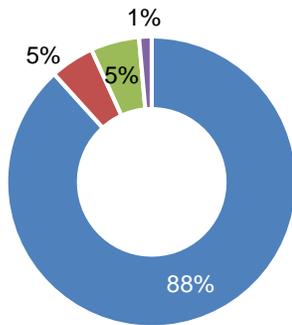
■ Agree ■ Neutral ■ Disagree ■ Don't know



■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	67	72	55	288	551	18	1,051
Owners	63	77	81	366	502	12	1,101
Other	9	3	8	21	33	4	78
Total	139	152	144	675	1,086	34	2,230

- c. The City of Vancouver should continue to encourage non-profits and co-ops to partner with senior levels of government to deepen the level of affordability in new buildings.

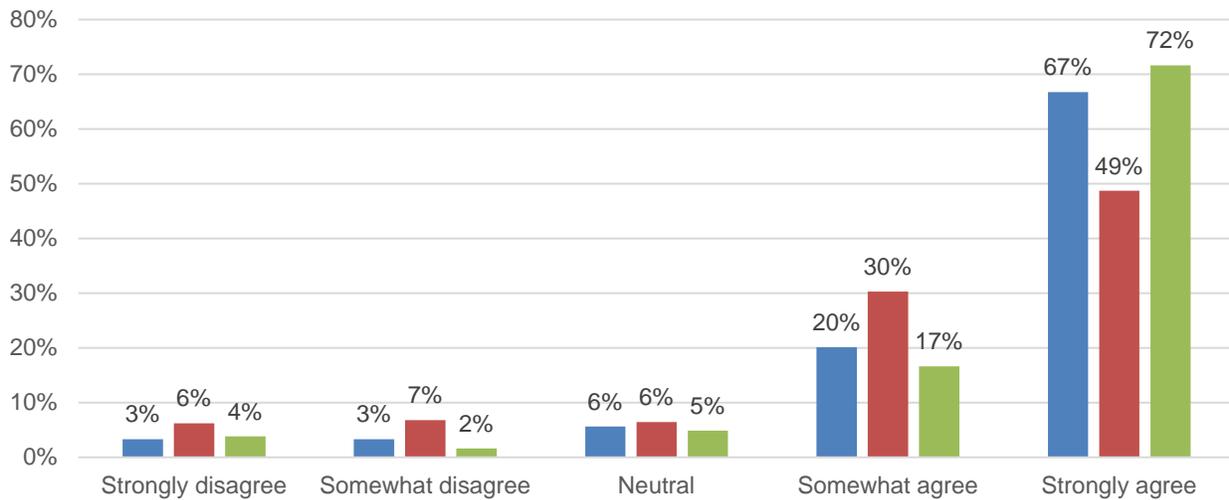


■ Agree ■ Neutral ■ Disagree ■ Don't know

■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	67	72	55	288	551	18	1,051
Owners	63	77	81	366	502	12	1,101
Other	9	3	8	21	33	4	78
Total	139	152	144	675	1,086	34	2,230

d. Total responses

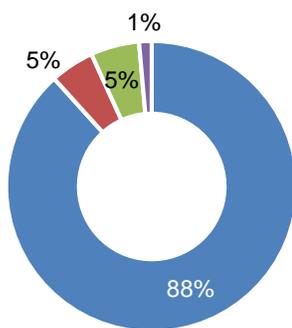


■ Units in new non-profit and co-op housing buildings should be affordable to low and moderate incomes, under \$50K for singles and under \$80K for couples and families.

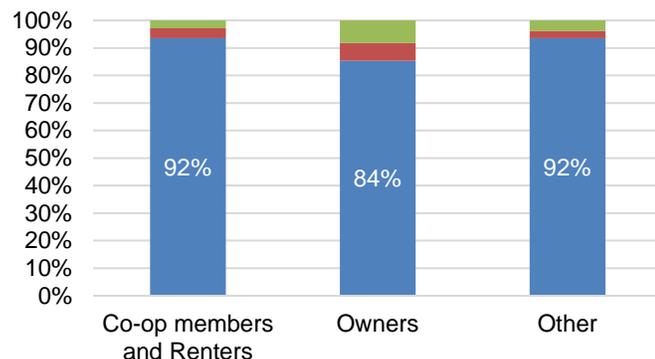
■ It is acceptable to include some rental or co-op units for higher income households (approximately \$70K for singles and \$100K for couples and families) in a non-profit or co-op building if they can support the financial feasibility of the building

■ The City of Vancouver should continue to encourage non-profits and co-ops to partner with senior levels of government to deepen the level of affordability in new buildings.

6. Thoughts on proposed policy change



■ Agree ■ Neutral ■ Disagree ■ Don't know



■ Agree ■ Neutral ■ Disagree

	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Don't know	Total
Co-op members and Renters	67	72	55	288	551	18	1,051
Owners	63	77	81	366	502	12	1,101
Other	9	3	8	21	33	4	78
Total	139	152	144	675	1,086	34	2,230

CONSULTATION SUMMARIES

Section B: In-Depth Analysis of Open-Ended Responses –Talk Vancouver Survey

Overview

In addition to the closed-ended questions, the Talk Vancouver survey included three optional open-ended questions and nine neighbourhood-specific fields for respondents to provide narrative and comment-based feedback. A total of 7,666 open-ended comments were received from the 2,231 respondents.

Methodology

Given the diversity and quantity of responses to the open-ended questions, Staff performed high-level analysis to determine common themes and appropriate coding categories. Key words were chosen based on these themes and codes. A key word search was conducted to determine the most prevalent concerns, suggestions, and opinions put forward by the respondents. The remaining open-ended responses were scanned for differing opinions and ideas.

For neighborhood-specific comments, Staff examined a sample of comments to evaluate overall approval levels of the proposed changes. The samples were chosen to be representative of the overall tenure make-up of all respondents. The balance of the neighbourhood comments were scanned to extract main themes, concerns and ideas.

Summary of Responses by themes

- 1. What do you think is the most significant challenge facing renter and co-op households earning low and moderate incomes in Vancouver (less than \$50K for singles and less than \$80K for couples and families)?**

Affordability and supply

Over 975 respondents, almost half of which were homeowners, viewed affordability as the main challenge facing renters in Vancouver. The lack of supply was often mentioned as one of the root causes of this issue (680 comments) as well as a disconnect between costs and income levels, although to a lesser extent. The construction of more social housing and co-op units was largely encouraged, although respondents were divided over the design of potential new developments, particularly around building heights and neighbourhood fit. Many suggested developing social housing and co-ops in communities across the city.

Housing quality and adequacy

Another challenge identified by respondents, especially by current renters and co-op members, was the quality of the current social and co-op housing stock and its adequacy to tenants'

needs. The main issues brought forward were the need for renovations and upgrades to aging buildings, the lack of units suitable for families and the location on high-traffic and polluted arterials. As such, the vast majority of respondents supported the proposed changes to RM-4 as it would help renew the social housing stock.

Security of tenure and displacement

Current renters and co-op members also mentioned security of tenure as another challenge. The words “renovictions”, “demovictions” and “displacement” were used 80 times in the open comments, and concerns over the inability for tenants of existing buildings to find alternate accommodations, especially on the private market, during or after renovations/redevelopment were raised.

Co-op specific comments

For Co-ops specifically (47 comments), the main challenge identified in the comments was the renewal of land leases through negotiations with the City. As well, respondents who are not currently co-op members pointed out a lack of information about existing co-ops, inconsistent eligibility criteria, and more particularly long waitlists due to a small unit stock and low turnover. Once again, the construction of new co-op housing was broadly supported, in all areas of the city.

2. Do you have any comments on trade-offs involved in creating new non-profit and co-op buildings?

Responses regarding potential trade-offs needed to make social housing and co-op projects happen showed the wide variety of opinions among Vancouverites. While some supported trade-offs of all kinds in order to build as much new housing as quickly as possible, others rejected the idea entirely by arguing that housing is a basic human rights that should not be subject to negotiations with private developers. Most respondents stood somewhere in the middle, suggesting keeping any trade-off decision on a case-by-case basis, or only commenting on specific ideas.

More particularly, the possibility of a faster permitting process and further funding from senior government was largely supported. Mixing units for low and higher income residents to make the development work financially was mostly encouraged, with some respondents expressing concerns over a literal “stratification” of residents (social units on the lower floors, higher-income units in the top floors). DCL waivers were seen somewhat negatively, but sometimes also necessary to incentivize developers and kick-start projects. Additionally, building height and density relaxation brought diverging opinions, often supported as long as increases remain strictly limited. Finally, it was suggested that livability (unit size, amenities) of social housing and co-op housing should not be a part of these potential trade-offs. Multiple commenters

encouraged the City to provide its own buildings on city-owned land in order to avoid some of these trade-offs.

Quotes:

“As a resident of a RM-3A zoning district, my sense is an additional 2-3 storeys on the existing non-profit and co-op sites in my neighbourhood would have a much higher positive impact to the amount of affordable housing than it would have any negative impact on the livability of the neighbourhood. Therefore, streamlining the process to get as many units built as quickly as possible is a positive step.

“I want fiscal responsibility as well as social conscience, so I support trade-offs such as allowing higher-rent units to be included where they help to support the building overall. I support higher heights - but only if they are reasonable in the specific locations.”

“Non profit buildings should be stand alone and not mixed with profit making developments as this is proven to cause friction among tenants once development is completed and residents start sharing costs of maintaining shared buildings. I speak from experience it was a night mare and a strong reason for my family to invest into our own home”

3. Why do you agree/disagree with the following statement? (related to question 6)

“The City of Vancouver should allow non-profit and co-op housing to develop up to six storeys in the RM-4, RM-4N, and RM-3A zoning districts without a rezoning [where three/four storey condominium and market rental apartments are already allowed.]”

Need for additional housing

The vast majority of respondents, even those disagreeing with the proposed changes, recognized the need for more affordable housing options in the City, starting with social housing. The housing crisis is recognized as the most urgent issue for Vancouver, in all areas of the city. Changes such as the one proposed here would help not only provide affordable options for low-income residents but also contribute to diversity and community building in the concerned areas. Proponents of more social housing often recommended extending this effort in other zoning areas across the city.

Quotes:

“The need is urgent”

“We have a housing crisis and we need more homes”

“I see the need for better housing availability, and the need to upgrade the existing non-profit housing stock.”

“New non-profit and co-op housing needs to be facilitated as much as possible”

“Increased density for low income and co-ops is a benefit for all people in Vancouver.”

Compromise between height/density and neighbourhood character

Among the 88% of respondents who somewhat and strongly agreed to the proposed changes, the reason cited most often was that it would be a good compromise, bringing more social housing with limited impact on neighbourhood character. It was often pointed out that affordable housing is desperately needed and this proposed change was a step in the right direction without infringing too much on adjacent properties or overall streetscape.

Among those who disagreed, building heights and density were the top concerns, with divergent opinions on the matter: some would want social housing and co-op buildings allowed to go higher and denser, all throughout the city. Others argue for sticking to existing heights of 3-4 storeys maximum in order to limit shadow impact, and preserve views and neighbourhood feel.

Quotes:

“Six storeys isn't a big change and if it can increase the affordable housing supply I believe it's worth it. I live in one of these areas.”

“This type of housing is needed very quickly for so many so this height change isn't too drastic but could double the amount of units”

“Four storeys in these areas should be the maximum height to fit into the existing neighborhood. Any higher will cause existing residents to resent the proposed new height of 6 storeys.”

Building quality and design

One commonality among respondents who “somewhat agree” or “somewhat disagree” was the need for appropriate infrastructure and amenities that they believe should come hand-in-hand with any increase in density, as well as minimum standards of construction to provide quality buildings, with a diverse range of livable units. One respondent suggested that families and seniors need more ground-oriented forms of development (duplexes and tri-plexes, townhomes etc.), and that units even for singles or couples without kids should not be too small. Another aspect cited as important to consider is the sense of a community, even more so for co-ops, with a suggestion to include exterior spaces and places for gatherings in the buildings. Building design was also viewed as important to blend social housing in the neighbourhood architecture and make it easier for other residents to accept social housing projects.

However, some commenters worried about non-profits' ability to maintain their buildings, as maintenance costs are often higher in larger buildings, and buildings with amenities. Finally, it was suggested multiple times that new projects allowed and facilitated by this change could be designed with sustainability in mind: renovations rather than re-development wherever possible, energy-efficient features, sustainable construction practices and materials.

Quotes:

“Six storeys is a good neighbourhood size. It provides density without overwhelming the neighbourhood. The style of the building would be critical to blend with the neighbourhood.”

“Understanding that there is a need to create more living space. However some of these units are so small it's impossible to live.”

“All new build and renovation/retrofits should be required to be of the highest standards for energy efficiency, carbon offset and greenest building materials and practices.”

Removing the rezoning step

Skipping the rezoning process, as is already allowed for market rental and condo developments, was generally viewed as a change that makes sense in order to facilitate non-profit projects. Additional supply of social and affordable housing is needed as quickly as possible and this change would work towards it.

Among the limited portion of respondents who disagreed with this particular change of procedure, some felt that the increased public and staff input allowed by the rezoning process might ensure a better design and fit in the neighbourhood and thus should not be removed. Most often wished to examine each project individually to provide input on building height and design on a case-by-case basis.

Quotes:

“I think a streamlined development process will expedite the critical need for more affordable housing now!”

“Rezoning processes take too long and introduce too much uncertainty for non profit housing providers, why not remove one major process barrier to encourage new / renewed housing in these areas.”

“Non-profits are an important part of our societal safety net. They shouldn’t have to spend the arduous amount of time and money to apply for re-zoning.”

“All projects should be considered on their merit and their ability to fit into the surrounding neighbourhood with time for sufficient public input. The buildings are going to be there for a long time. They need careful consideration and adding an additional 6-12 months to the project to make it acceptable to the neighbourhood is not a long time.”

7. Neighbourhood-specific comments

The survey asked respondents for any comments specific to individual neighbourhoods that would be impacted by the zoning change.

Neighbourhood	# of comments
Grandview Woodland	320
Mount Pleasant	275
Marpole	235
Kitsilano	345
Fairview	244
Point Grey	313
Kerrisdale	267
Riley Park	218

South Cambie	244
--------------	-----

Grandview-Woodland

Most of the respondents for Grandview-Woodland are in favor of having social housing and co-ops in this neighbourhood but are divided regarding the proposed changes. Many noted that there is already more social housing there than in other neighbourhoods and ask for more homogeneity throughout the city, fearing a certain stigmatization of East Vancouver as a “poor” area.

Several commenters pointed out that the area is subject to an existing community plan and recommend following it. Other concerns revolved around security as well as the lack of public amenities, school space and parking to sustain increased density.

However, renovations of existing aging structures were uniformly welcome. Supporters of the proposed changes also viewed areas in proximity to transit hubs such as Commercial/Broadway or Commercial/East Hasting as ideal places for new developments. Clark Drive was often cited as too polluted and noisy for any type of housing. Forms of development were also debated, with some proposing high-rises near the Skytrain, others proposing house-plex types of construction on off-arterial streets.

Quotes:

“I support density increase in this neighbourhood where I live, though also feel that the public amenity also needs to be supported and funded so we have ample park and community space to grow into as the population increases. We have a very large new development coming to Broadway/Commercial and a few other large developments i.e. Clark/1st social housing. As an alternative, I would be very interested in seeing, rather than single large buildings, lower density three lot developments which have been shown to provide up to 16 units at a two story, single home scale.”

“Abide strictly by the zoning agreed to in the Grandview Woodland Community Plan after much difficulty and many years of work.”

“Ok with fixing up current buildings. Already enough social and co-op housing. More should be available on the west side/south of King Edward.”

Mount Pleasant

The vast majority of respondents for Mount Pleasant declared they were in favor of the proposed changes. The potential for more and/or renovated co-op and social housing options was viewed as a good fit with this fast growing neighbourhood. Some argued that it would be a welcome balance to recent condo developments along Main Street in order to maintain a diversity of residents. Several respondents noted that the construction of the Skytrain and other long term planning projects represent an opportunity for more density along East Broadway and Main Street in particular, but also between Great Northern Way and E Broadway, in the perspective of the False Creek Flats getting developed.

Concerns were expressed over the preservation of the neighbourhood's architecture, from heritage houses to light industrial structures, especially with building heights and views of the mountains. Some respondents also mentioned issues of noise and pollution for any building on E Broadway due to heavy traffic. Finally, other respondents were concerned about the rent level in newly developed buildings, even in social housing, compared to the current level in aging buildings.

Quotes:

"I actually really like this grouping (north of Broadway/Main to west of Clark). If done properly, having co-op housing could really bring some life and vibrancy to this area, which is currently missing."

"Many community minded and professional residents that also can benefit from non-profit and co-op housing want to live here. Great place for this kind of project."

"I've called Mount Pleasant home for 23 years and have rented that entire time. Would support a modest increase in density to ensure that affordable homes could be available to more people."

Marpole

The vast majority of respondents commenting on Marpole welcomed the opportunity for redevelopment and extra-density in co-ops and social housing. The area is seen as having enough space in terms of land and population, and doesn't present obstacles relating to architecture or specific character. The large number of older building in need of renovation was another reason to support the proposed changes.

In Marpole, concerns were focused over transit options and walkability as the neighbourhood is crossed by two large, heavily-trafficked streets, linking downtown and the airport but making circulation within the neighbourhood harder for residents, especially those without a car. In turn, this issue brought forward concerns about accessibility of public amenities and daily services (healthcare, groceries etc.). Some respondents also worried about the capacity of said services, especially schools, to accommodate an increase in population. Finally, a few commenters recommend to pay special attention to maintaining a good overall tenant and income mix in this area.

Quotes:

"This is my neighbourhood, and the low-lying apartments and co-ops give Marpole much more vitality than if they didn't exist. I can only imagine that more available co-ops would enrich Marpole. Same goes for all neighbourhoods mentioned actually!"

"This area is cut off from major transit and access to grocery stores. It is not a good place for social housing unless there will also be promises of greater amenities, groceries, and transit. Low income people in particular need walkable access to doctors, healthcare, transit, affordable groceries, parks, and community centres/libraries."

Kitsilano

For Kitsilano, respondents were mostly positive regarding the proposed changes as current co-ops and social housing buildings are well integrated. Some respondents saw this as an opportunity to bring a greater diversity of residents (incomes, backgrounds etc) and to provide more affordable housing options into this expensive area.

The main concern expressed throughout the comments revolved around building heights, views and design form, particularly from homeowners. Many emphasized the need to preserve the character of the neighbourhood and the importance for any new development to “fit” in, with designs matching overall architecture of the area.

There was however some division regarding density as some argued the area is already quite dense and faces traffic and transit issues. Others saw opportunity along Broadway and W 4th to build up to 6 storeys (or more), as well as the need to renovate older 3-4 storey walk-ups between W 4th and Cornwall, with limitations to protect views on this sloped area. It was suggested that any renovation or re-development should take renter displacement into account. Additionally, several commenters noted the high overall cost of living in Kitsilano (food, necessities etc.) could make life for low-income residents difficult, even if they have access to affordable housing.

“We need more non-profit, subsidized housing in all areas of Kitsilano, Dunbar & Point Grey. I am a senior and have lived my entire life in this neighbourhood and fear there is nowhere for me to go if my rent goes much higher.”

“This is where I live. At the Open House preCovid I noticed that some of the proposed buildings were unattractive. It is important to balance cost and esthetics and not have the buildings stand out as “for the poor”. This would be true for all neighbourhoods.”

“This is where I’ve lived for 25 years, and for every modest condo and townhouse development I see more single family homes taking up tonnes of space. Retail options and diversity have shrunk considerably as housing options for lower incomes have dried up, and I talk to employees of some places who travel up to an hour to get to work. I’d like to see options for people with lower incomes in this area because I think it adds to the economic and social health of the area.”

CONSULTATION SUMMARIES

Section C: Virtual Neighborhood Sessions

Virtual Neighborhood Sessions - Staff hosted four virtual neighborhood sessions using Webex to solicit neighborhood-specific feedback on the proposed zoning changes. The sessions focused on communities containing existing social and co-op housing that would be impacted by the proposed zoning changes: Marpole (November 15th), Grandview-Woodland (November 17th), Kitsilano (November 24th) and Mount Pleasant (November 25th). Approximately eighty participants attended the four sessions.

Registration was designed to ensure 50% renter/co-op member and 50% owner representation.

Each session ran from 6:00-7:15 PM and featured the following agenda:

1. 15 minute staff presentation
2. 20 minute breakout discussions, facilitated by CoV Staff
 - What’s your experience looking for housing in this neighborhood or generally in Vancouver?
 - What role do you think the City should play in supporting non-profit rental and co-op housing in Vancouver?
3. Large-group Q&A.
 - Is there any feedback or questions on the proposed zoning changes?
 - Are there any neighborhood-specific considerations?

In the sessions, participants had comments and questions about the specific proposal as well as broader comments on ideas for the City to support affordable housing. Highlights from the small group discussion and Q&A are summarized below.

	Comments and Questions
Marpole – November 17th	<ul style="list-style-type: none"> - Support for social and co-op housing in all neighborhoods to support diversity of people in communities across the city - There’s a shortage of rental and social/co-op housing in Marpole - In Marpole, some co-ops need maintenance and reinvestment, though in many cases it may not be feasible to renovate given extent of needed repairs. - Support co-op housing that includes a range of incomes and households
Grandview-Woodland– November 19th	<ul style="list-style-type: none"> - Support for higher density and a streamlined process for non-profits and co-ops, reducing red tape when enabling more density in neighborhoods - Non-profit attendee noted that rezoning is a lengthy and expensive process, which some government programs will not provide funding for - Note that higher density buildings can blend in well, some good recent examples - What are the specifics regarding tenant protections for impacted residents?

	<ul style="list-style-type: none"> - Like to see social-and co-op housing spread out and blending in with market housing - Will this proposal be rolled out to RS/RT and other RM zones? - Shouldn't we be talking about higher density? I.e. 9-12 storey mass timber
Kitsilano – November 24th	<ul style="list-style-type: none"> - Co-ops and other forms of affordable housing help provide a mix of demographics to live in Kitsilano - Fee waivers, simplified design guidelines, and higher building form can help support viable social housing projects. Municipalities could also incentivize redevelopment of vacant sites - Important for City proposals to address equity needs, such as those of low-income families and aging populations - Concern about the density that's being proposed and impact on the community - Support for additional density in Kits due to abundance of amenities in the area - Acknowledgement that rezoning process can be a barrier to development and redevelopment and can impact affordability
Mount Pleasant – November 25th	<ul style="list-style-type: none"> - Non-profit housing helps create a cultural exchange in the city and helps create more diverse neighborhoods - The City needs to step in to enable more housing options in all neighborhoods- this means more rental apartments and density, and not just on arterial streets - Interest in seeing blended commercial and residential in these neighborhoods – i.e. corner stores as part of new buildings - The City needs to prioritize expedited development processing for affordable housing - Strong interest in seeing these proposals extend in all neighborhoods of the City, especially RS and RT zones

Appendix D: Redline Version

- 1) RM-3A District Schedule
- 2) RM-4 and RM-4N Districts Schedule

This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the Council report RTS No. 14181 entitled, Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts, represent the amendments being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

RM-3A District Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives. **Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings.**

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 66²/₃ percent of the width of the rear yard of any lot is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential dwelling;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule.

• Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

• Multiple Conversion Dwelling, provided that:

- (a) no additions shall be permitted;
- (b) no housekeeping or sleeping units shall be created;
- (c) the number of dwelling units is limited to two; and
- (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

2.2.I [Institutional]

• Community Care Facility – Class A, subject to the regulations, variations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with a neighbourhood grocery.
- Dwelling Units in conjunction with a child day care facility, provided that all residential floor area is developed as social housing.
- Micro dwelling.
 - Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956 and in accordance with section 3.3.1 of this Schedule, provided that:
 - (a) before making a decision, the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.
- Multiple Dwelling, in accordance with section 3.3.1 of this Schedule.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.

- Church.
- Hospital.
- Public Authority Use essential in this District.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store..
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of Multiple Conversion Dwellings consisting of three or more dwelling units, or Multiple Dwellings, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to this RHS ODP before it was rezoned to allow for replacement housing, and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and

- B. a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy, if applicable, and
- (ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council’s intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area

4.1.1 The minimum site area for a multiple dwelling or rooming house shall be 550 m².

4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to September 7, 1965, and has an area of not less than the minimum noted:

- (a) multiple dwelling, with a minimum lot area of 500 m²;
- (b) rooming house, with a minimum lot area of 500 m²; and
- (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².

- 4.1.3 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments where the Director of Planning considers the development site to consist of locked-in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:
- (a) multiple dwelling;
 - (b) rooming house; and
 - (c) two-family dwelling

4.2 Frontage -- Not Applicable

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum height to 19.9 m for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (c) 100% of the residential floor area is developed as social housing; and
- (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.3.3 If 100% of the residential floor area is developed as social housing, and if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a greater height than otherwise permitted for:

- (d) roof-top access structures to a shared outdoor amenity space that do not exceed a height of 3.6 m;
- (e) any required guards provided the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; or
- (f) common roof-top amenity structures contiguous with common outdoor amenity spaces that do not exceed a height of 3.6 m, provided that the floor area of the amenity room on the roof deck does not exceed 10% of the roof area.

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 6.1 m shall be provided.

4.4.2 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, may vary the front yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (c) 100% of the residential floor area is developed as social housing; and
- (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.4.3 Entries, porches and verandahs complying with the conditions of subsection 4.7.4 (h) are permitted to project a maximum of 1.8 m into the required front yard.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.
- 4.5.2 In the case of a corner site, the exterior side yard shall not be regulated by section 4.5.1 above but shall be 20 percent of the width of the site, except that it shall not be less than 3.0 m and need not be more than 6.0 m in width.
- 4.5.3 Despite sections 4.5.1 and 4.5.2, the Director of Planning or Development Permit Board, as the case may be, may vary the side yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:
 - (c) 100% of the residential floor area is developed as social housing; and
 - (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.
- 4.5.4 In the case of a side yard for a one-family or two-family dwelling, the side yard shall not be regulated by sections 4.5.1 and 4.5.2, but shall be a minimum width of 10 percent of the width of the site on each side of the building, except that a side yard need not exceed 1.5 m in width.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 Not Applicable.
- 4.6.3 Where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard.
- 4.6.4 Where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.
- 4.6.5 Despite sections 4.6.1, 4.6.3, and 4.6.4, the Director of Planning or Development Permit Board, as the case may be, may vary the rear yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:
 - (c) 100% of the residential floor area is developed as social housing; and
 - (d) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.7 Floor Space Ratio

- 4.7.1 The maximum floor space ratio shall be 0.60 for a one-family or a two-family dwelling. For all other uses the maximum floor space ratio shall be 1.00 provided, however, this amount may be increased as follows:

-
- (a) where the site coverage is 50 percent or less an amount equal to 0.012 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent;
 - (b) where the area of a site exceeds 837 m² and the frontage of such site is 22.8 m or more, an amount may be added equal to 0.002 multiplied by each 9.3 m² of site area in excess of 837 m², but in no case shall this amount exceed 0.25;
 - (c) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor or the parking area above the highest point of the finished grade around the building) an amount equal to 0.20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20.

4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 2.5 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (e) 100% of the residential floor area is developed as social housing; and
- (f) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.7.3 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.4 The following shall be excluded in the computation of floor space ratio:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8 % of the floor area being provided;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) **amenity areas, including** child day care facilities, **recreational facilities, and meeting rooms accessory to residential use**, to a maximum floor area of 10 percent of the permitted floor area, provided **that for child day care facilities** the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area;
- (h) entries, porches and verandahs and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height; and
 - (ii) the total area of these exclusions, when combined with the open balcony and deck exclusions under subsection 4.7.4 (a), does not exceed 13% of the floor area being provided; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.4(h), to which there is no access from the interior of the building.

4.7.5 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage

4.8.1 Not Applicable.

- 4.8.2 Site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.
- 4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.
- 4.9 [Deleted -- see Parking By-law.]**
- 4.10 Horizontal Angle of Daylight**
 - 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
 - 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
 - 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
 - 4.10.4 The Director of Planning may vary the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
 - 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
 - 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

RM-4 and RM-4N Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area. **Additionally, this Schedule is intended to encourage development of six storey social housing apartment buildings.** The RM-4N District differs from the RM-4 District in that it requires evidence of noise mitigation for residential development.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-4 and RM-4N Districts and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street, subject also to the provisions of section 10.27 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 66⅔ percent of the width of the rear yard of any lot is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential dwelling;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

- (a) no additions shall be permitted;
- (b) no housekeeping or sleeping units shall be created;
- (c) the number of dwelling units is limited to two; and
- (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- One-Family Dwelling.
- Rooming House.
- Two-Family Dwelling.

- 2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations, variations and relaxations that apply to a one-family dwelling.
- 3 Conditional Approval Uses
- 3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning first considers:
- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
 - (b) the submission of any advisory group, property owner or tenant.
- 3.2 **Uses**
- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.
- 3.2.AG [Agricultural]
- Urban Farm - Class A.
- 3.2.C [Cultural and Recreational]
- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
 - Community Centre or Neighbourhood House.
 - Library in conjunction with a Community Centre.
 - Park or Playground.
- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Units in conjunction with a neighbourhood grocery store.
 - Dwelling Units in conjunction with a child day care facility, provided that all residential floor area is developed as social housing.
 - Infill, in accordance with section 3.3.1 of this Schedule.
 - Multiple Conversion Dwelling, resulting from the conversion of a building existing as of June 18, 1956, and in accordance with section 3.3.1 of this Schedule,
- provided that:
- (a) before making a decision, the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions resulting in a total floor space ratio greater than 0.6 shall be in keeping with the character of the building.
- Multiple Dwelling, in accordance with section 3.3.1 of this Schedule.

- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Hospital.
- Public Authority Use essential in this District.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store..
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of Infill Multiple Dwellings, Multiple Conversion Dwellings consisting of three or more dwelling units, or Multiple Dwellings, must:

- (a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) enter into a housing agreement, satisfactory to Council, that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to this RHS ODP before it was rezoned to allow for replacement housing, and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and

- B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and
- (ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

- (b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) secure, to the satisfaction of the Director Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and
 - (ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that:

- (a) section 4.15 shall apply only in the RM-4N District; and
- (b) the Director of Planning may vary any of the regulations of this Schedule for the following developments where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council:
 - (i) one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling, provided that the floor space ratio shall in no case exceed 1.00;
 - (ii) infill or additions to existing buildings, provided that the floor space ratio shall in no case exceed 1.45;
 - (iii) multiple dwelling or seniors supportive or assisted housing, provided that:
 - a. all required parking spaces shall be provided underground or within the outermost walls of a building (but in no case with the floor of the parking area

- above the highest point of the finished grade around the building), except in the case of lots of 560 m² or less;
- b. useable on-site open space shall be provided;
- c. a minimum of 20 percent of total units within any building shall contain 2 or more bedrooms, except in the case of buildings designed specifically for use as senior citizens' housing or other similar use;
- d. in no case shall the site coverage exceed 65 percent;
- e. the maximum floor space ratio shall be 1.45.

4.1 Site Area

- 4.1.1 The minimum site area for a multiple dwelling or rooming house shall be 550 m².
- 4.1.2 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to March 9, 1976 and has an area of not less than the minimum noted:
- (a) multiple dwelling with a minimum lot area of 500 m²;
 - (b) rooming house, with a minimum lot area of 500 m²; and
 - (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².
- 4.1.3 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments where the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:
- (a) multiple dwelling;
 - (b) rooming house; and
 - (c) seniors supportive or assisted housing, with a minimum lot area of 500 m².

4.2 Frontage

- 4.2.1 The maximum frontage for a site for a multiple dwelling shall be 45.8 m.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m, but no portion of the building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

- 4.3.2 **Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum height to 19.9 m for multiple dwellings or dwelling units in conjunction with a child day care facility if:**
- (e) 100% of the residential floor area is developed as social housing; and**
 - (f) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.**

- 4.3.3 If 100% of the residential floor area is developed as social housing, and if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a greater height than otherwise permitted for :
- (g) roof-top access structures to shared outdoor amenity space that do not exceed a height of 3.6 m;
 - (h) any required guards provided the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; or
 - (i) common roof-top amenity structures contiguous with common outdoor amenity spaces that do not exceed a height of 3.6 m, provided that the total floor area of the amenity room on the roof deck does not exceed 10% of the roof area.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 6.1 m shall be provided.
- 4.4.2 Despite section 4.4.1, the Director of Planning or Development Permit Board, as the case may be, may vary the front yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:
- (e) 100% of the residential floor area is developed as social housing; and
 - (f) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.
- 4.4.3 Entries, porches and verandahs complying with the conditions of subsection 4.7.4(h) are permitted to project a maximum of 1.8 m into the required front yard.

4.5 Side Yard

- 4.5.1 A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.
- 4.5.2 In the case of a corner site, the exterior side yard shall not be regulated by section 4.5.1 above but shall be 20 percent of the width of the site, except that it shall not be less than 3.0 m and need not be more than 6.0 m in width.
- 4.5.3 Despite sections 4.5.1 and 4.5.2, the Director of Planning or Development Permit Board, as the case may be, may vary the side yard requirements for multiple dwellings or dwelling units in conjunction with a child day care facility if:
- (e) 100% of the residential floor area is developed as social housing; and
 - (f) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.5.4 In the case of a side yard for a one-family or two-family dwelling, the side yard shall not be regulated by subsections 4.5.1 and 4.5.2, but shall be a minimum width of 10 percent of the width of the site on each side of the building, except that a side yard need not exceed 1.5 m in width.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 Not applicable.

4.6.3 Where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard.

4.6.4 Where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

4.6.5 Despite sections 4.6.1, 4.6.3, and 4.6.4, the Director of Planning or Development Permit Board, as the case may be, may vary the rear yard requirement for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (e) 100% of the residential floor area is developed as social housing; and
- (f) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60 for one-family dwellings, one-family with secondary suite and two-family dwellings, nor 0.75 for all other uses.

4.7.2 Despite section 4.7.1, the Director of Planning or Development Permit Board, as the case may be, may increase the maximum floor space ratio to 2.5 for multiple dwellings or dwelling units in conjunction with a child day care facility if:

- (g) 100% of the residential floor area is developed as social housing; and
- (h) the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.7.3 The following shall be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and

-
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.4 The following shall be excluded in the computation of floor area:

- (a) balconies and decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the floor area being provided for multiple dwellings and 8% of the floor area being provided for all other uses;
- (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- (f) for multiple dwelling, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area;
- (h) entries, porches and verandahs and covered porches above the first storey, provided that:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.7.4 (a), does not exceed 16% of the floor area being provided for multiple dwellings and 13% of the floor area being provided for all other uses; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.4(h), to which there is no access from the interior of the building.

4.8 Site Coverage

4.8.1 Not Applicable.

4.8.2 Site coverage^[1] for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and decks.

4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

[1] [as provided for in section 5.3 of this Schedule]

- 4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage^[1] calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.
- 4.9 [Deleted -- see Parking By-law.]**
- 4.10 Horizontal Angle of Daylight**
- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may vary the horizontal angle of daylight requirement, if:
- (a) The Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 - (Reserved)
4.14

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses in the RM-4N District shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45