

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

Public Hearing

April 15, 2021

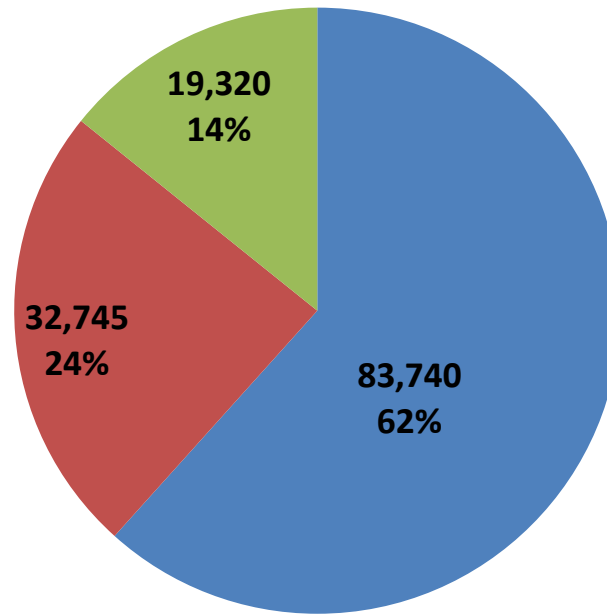
RTS 14181



Existing Need for Housing Affordable to Renter Incomes

Breakdown of Shelter Costs vs. Incomes among Vancouver Renter Households

~50,000 Vancouver renter households pay over 30% of their income on rent



% of annual household income spent on rent

■ <30%

■ 30-50%

■ 50-99%

Source: 2016 Census

*does not include households with annual income of \$0 or households spending 100% of income on housing costs

Additional Housing Need

- 2,095 residents identified as homeless in 2020
- ~4,000 residents living in private SROs
- Intersecting housing challenges

Social housing is part of the solution

- Must be owned and/or operated by a non-profit society or co-op, or government.
- Provides secure rental and co-op housing at rates affordable to a range of incomes, generally <\$50K for singles and <\$80K for families
- Some provide housing for specific groups, including Indigenous, seniors, singles, families



What we've heard from our partners

- **Existing social housing is aging and operating agreements are expiring** - non-profits are looking to redevelop and expand
- **New social housing must be financially feasible** or it will not get built.
- Pre-approved zoning can **improve access** to government funding



Summary of Proposed Zoning Amendments



Proposed Zoning Changes

Amend the Zoning and Development By-law to allow development of up to six storeys 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

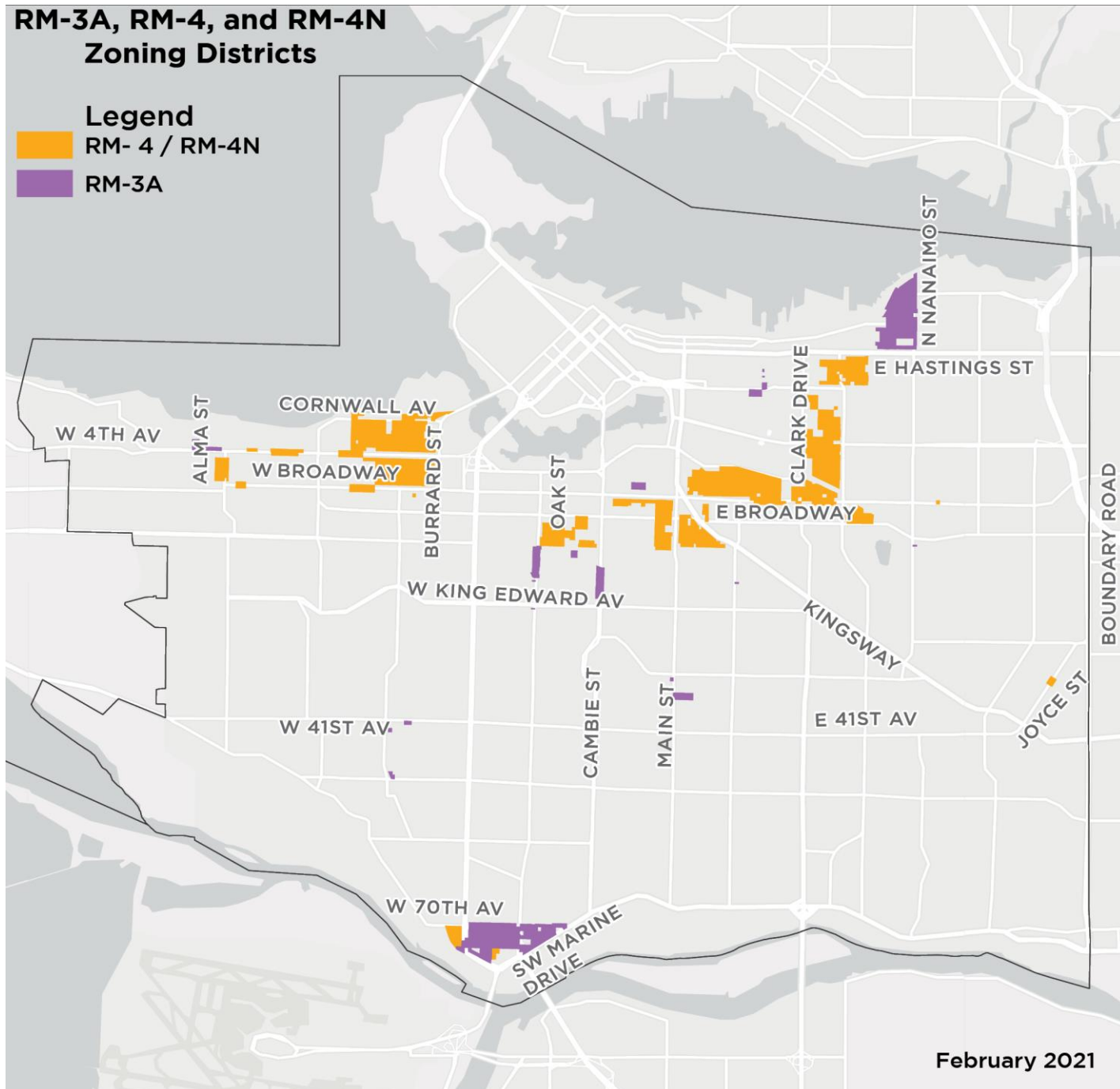
Rationale :

1. *Facilitate access to funding for social housing projects*
2. *Expedite the development process for social housing*
3. *Implement direction in existing policy and community plans*



RM-3A and RM-4/4N Zoning Areas

Mid-rise apartment areas city-wide



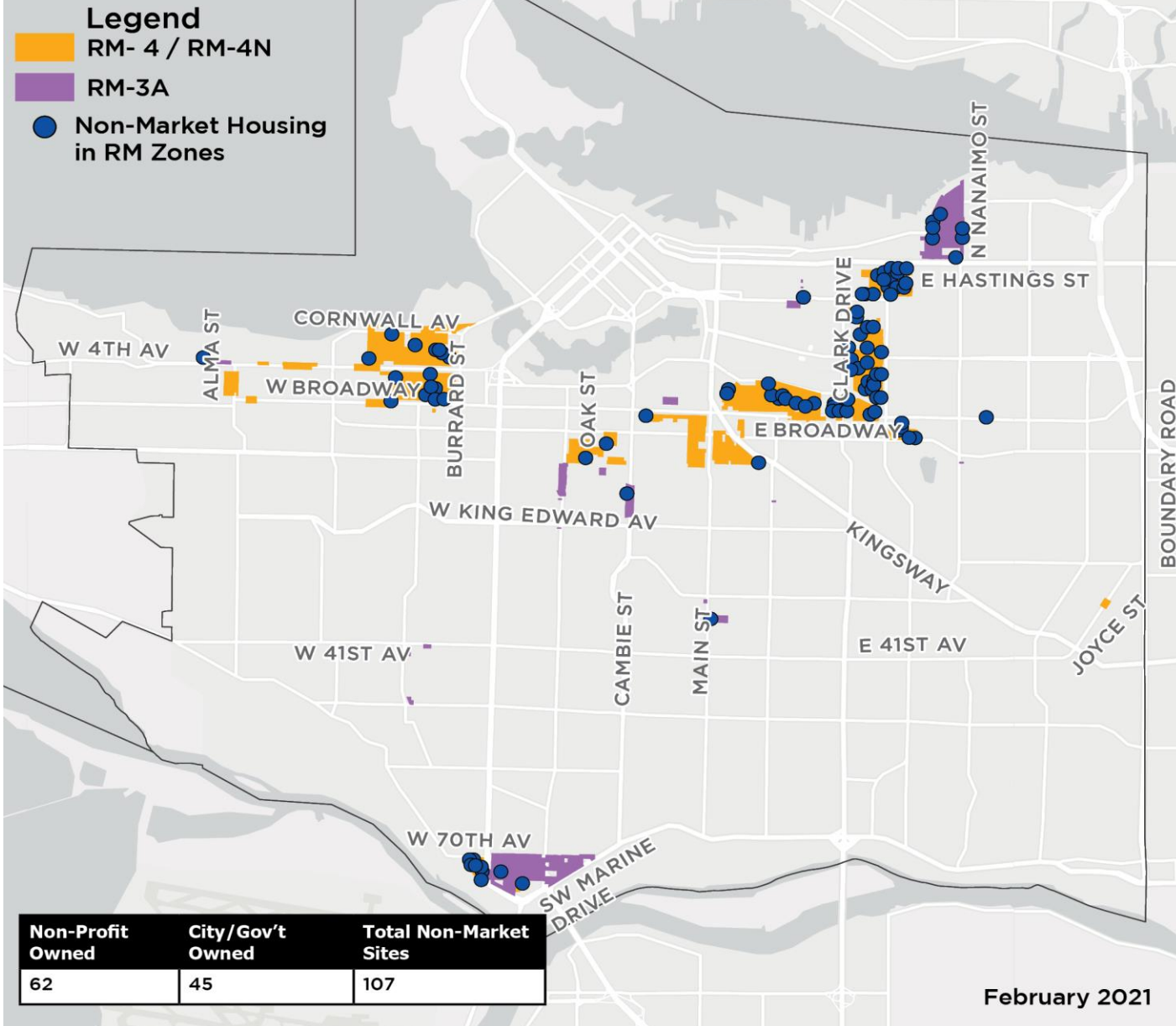
RM-3A and RM-4/4N Zoning Areas

*Approx 1/3 of existing non-profit owned properties in the City are located in these zones**

**but these make up only 2% of all residential buildings*

RM-3A, RM-4, and RM-4N Zoning Districts

Source: City of Vancouver Non-Market Housing Inventory



Current policy in RM-4 and RM-3A zones

Current zoning: Residential development up to 3-4 storeys

Marpole Plan (2014):

Modest increases in height and density to facilitate renewal of existing rental stock while maintaining or improving affordability

Enables apartments up to 6 storeys (2.5 FSR) in certain areas

Grandview-Woodland Plan (2016):

Maintain and increase the amount of mixed income social housing by allowing additional height and density where appropriate

Enables market rental housing up to 6 storeys (2.4 FSR)

Cambie Corridor Plan (2018):

Consider modest increases in height and density for the delivery of social housing to assist with project viability

City-Wide Affordable Housing Policies (1989):

Encourage the distribution of affordable housing equally among all residential neighborhoods

Proposed Zoning Changes

Additional height, density, and reduced setbacks for 100% social housing, in order to prioritize delivery of new social housing

	Current zoning	Proposed zoning for 100% social housing
Building height	35 ft. (3-4 storeys)	65 ft. (6 storeys)
Density	1.45 FSR	2.5 FSR
Setbacks	Generous front and rear yard setbacks at-grade	Consideration for reduced setbacks where necessary to achieve 2.5 FSR

****Social housing projects can still choose to re-zone for higher density***

New guidelines for social housing

- *Deeper affordability*
- *Consideration of area-specific guidelines*

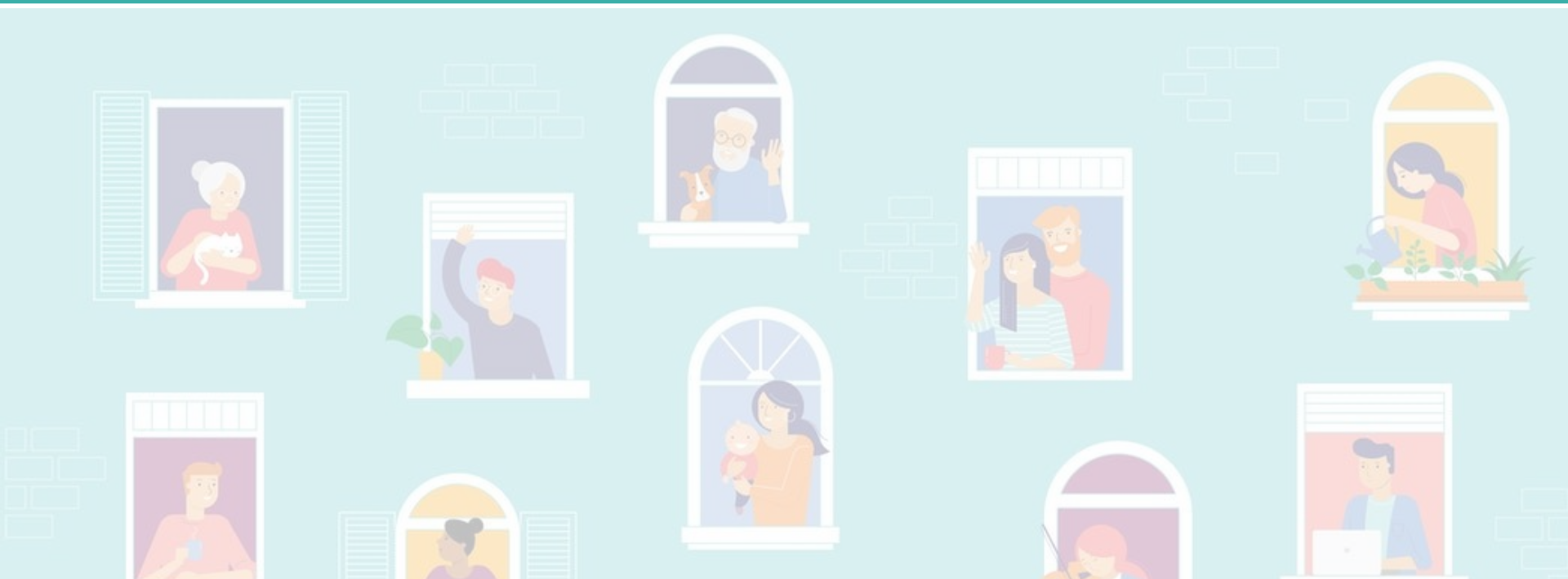
Guideline

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

Approved by Council **DATE**

Last amended XX

Public Consultation



Engagement Overview – Summer/Fall 2020

***June 2020:** Zoning amendments for social housing identified as a Vancouver Plan COVID-19 recovery action*

Stakeholder meetings

BCNPHA + CHFBC,
BC Housing and
CMHC

Talk Vancouver survey

Over 2,200
respondents

Neighborhood Sessions

Marpole, G-W, Kits,
and Mount Pleasant

Shape Your City

Information online and
comment form

City Advisory Committees

What we heard – Talk Vancouver Survey

Support for proposal

- **81% of respondents** agree (strongly or somewhat) that the **City should encourage social and co-op housing** through added density, cost waivers, etc.
- **77% of survey respondents agree** (strongly or somewhat) **with the proposed zoning changes**
- *Survey ran from September 10th-27th*
- *2,230 participants from across the city, including 50% homeowners, 35% renters, and 10% co-op members*
- *Advertised via social media, to Talk Vancouver Panel, Housing Vancouver mailing list, and local neighborhood groups*

What We Heard: Virtual Neighborhood Sessions

*If the city builds more social housing here **then many of us can stay and continue to give to this community.***

*I welcome social housing and hope we can encourage more, but I **have concerns about the height and impact on views***

- *Four virtual workshops between November 15th – 25th*
- *Marpole, Grandview-Woodland, Kitsilano, and Mount Pleasant*
- *Over 80 participants, 50% renters/co-op members and 50% owners*
- *Advertised via social media, Housing Vancouver mailing list, outreach to neighborhood groups*

What we heard from the Renters' and Seniors' Advisory Committees

- Interest in seeing this program expanded across other neighborhoods in the City
- Interest in seeing a mix of affordability levels in new buildings
- Increase in the number of accessible units



What we heard from the Community Housing Sector and Government Partners

- Non-profit ownership means **new housing will become more affordable over time**
- Community housing sector is aligned with **prioritizing good outcomes for existing residents** impacted by development
- Consider **additional density** and **expanding these allowances** to other parts of the city

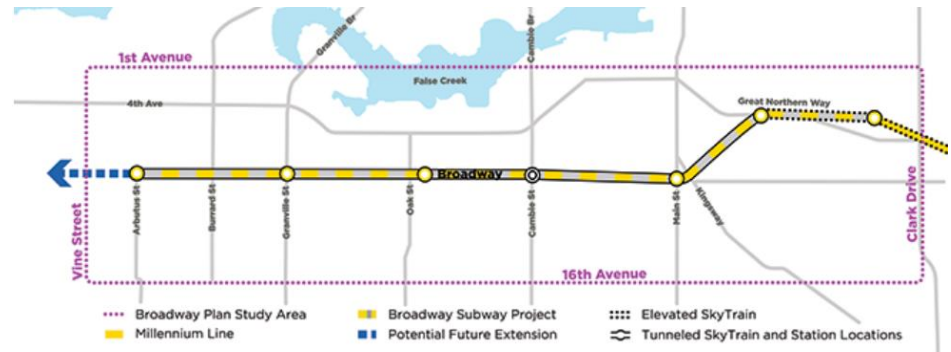


Questions from Council



Why aren't we doing this city wide?

- Amendments are 'quick actions' to implement direction in existing community plans and policy, and immediately support non-profits looking to access senior government funding for new social housing.
- The upcoming Broadway Plan and Vancouver Plan will be looking at more comprehensive approaches to enabling social housing in low-density areas.



Could these zoning changes lead to demo-victions in existing market rental?

- Only non-profits delivering 100% social housing are eligible for these development allowances.
- We have heard interest from the community housing sector in acquiring existing rental buildings in order to protect existing tenants and the long-term affordability of the aging rental stock. However, non-profit purchase of existing market rental sites is not expected to be widespread, given the cost of land and available funding.
- If a non-profit did purchase a market rental site with the intent to redevelop as social housing, existing tenants must receive the option of a permanent affordable replacement unit as per the 2019 Tenant Relocation Policy for Non-Market Housing

How does the City's non-market Tenant Relocation and Protection policy apply to tenants who are not open to income testing in the case where existing market rental is acquired by a non-profit?

- Under the Tenant Relocation Policy for Non-Market Housing, approved by Council in 2019, all existing tenants impacted by non-market development are entitled to an offer of a replacement unit at 30% of income or existing rent, whichever is higher, and one month free rent as per the RTA if the tenancy is ended.
- Throughout the TRP process, Staff work closely with non-profit applicants to ensure the best possible outcomes for each tenant. While it's not explicit in the policy, we would expect that if a situation arise where tenant turned down the offer of a permanent affordable replacement unit because they were not open to income testing, compensation would be provided instead.

Conclusion

Recommendation:

- *Amend the RM-3A, and the RM-4 and RM-4N district schedules to allow 100% social housing up to six storeys*
- *Approve new guidelines for social housing these zones*

If approved, new 6 storey 100% social housing projects will be allowed in these areas, through the Development Permit process.