Upzoning Metro Vancouver: Behind the numbers

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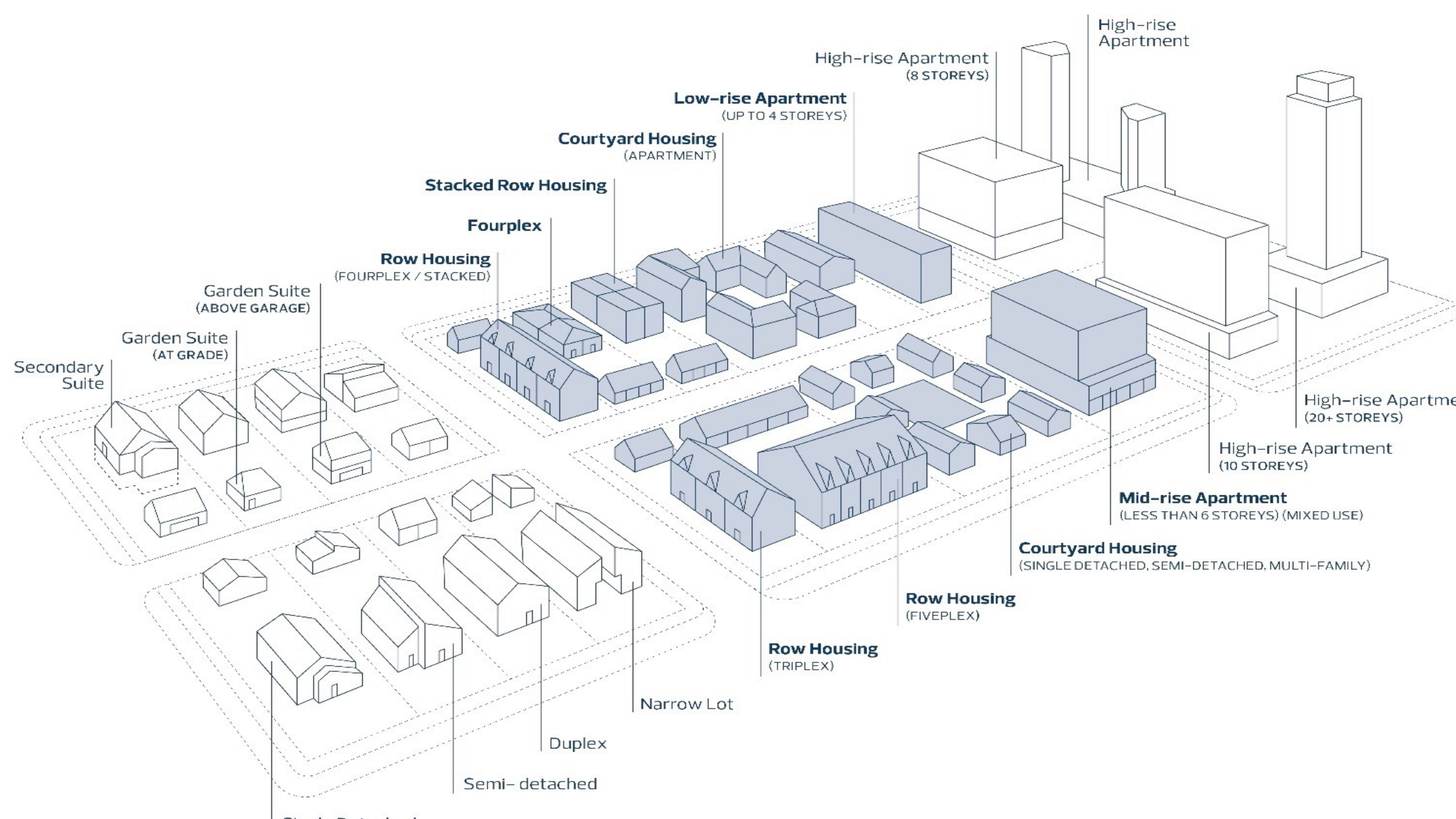
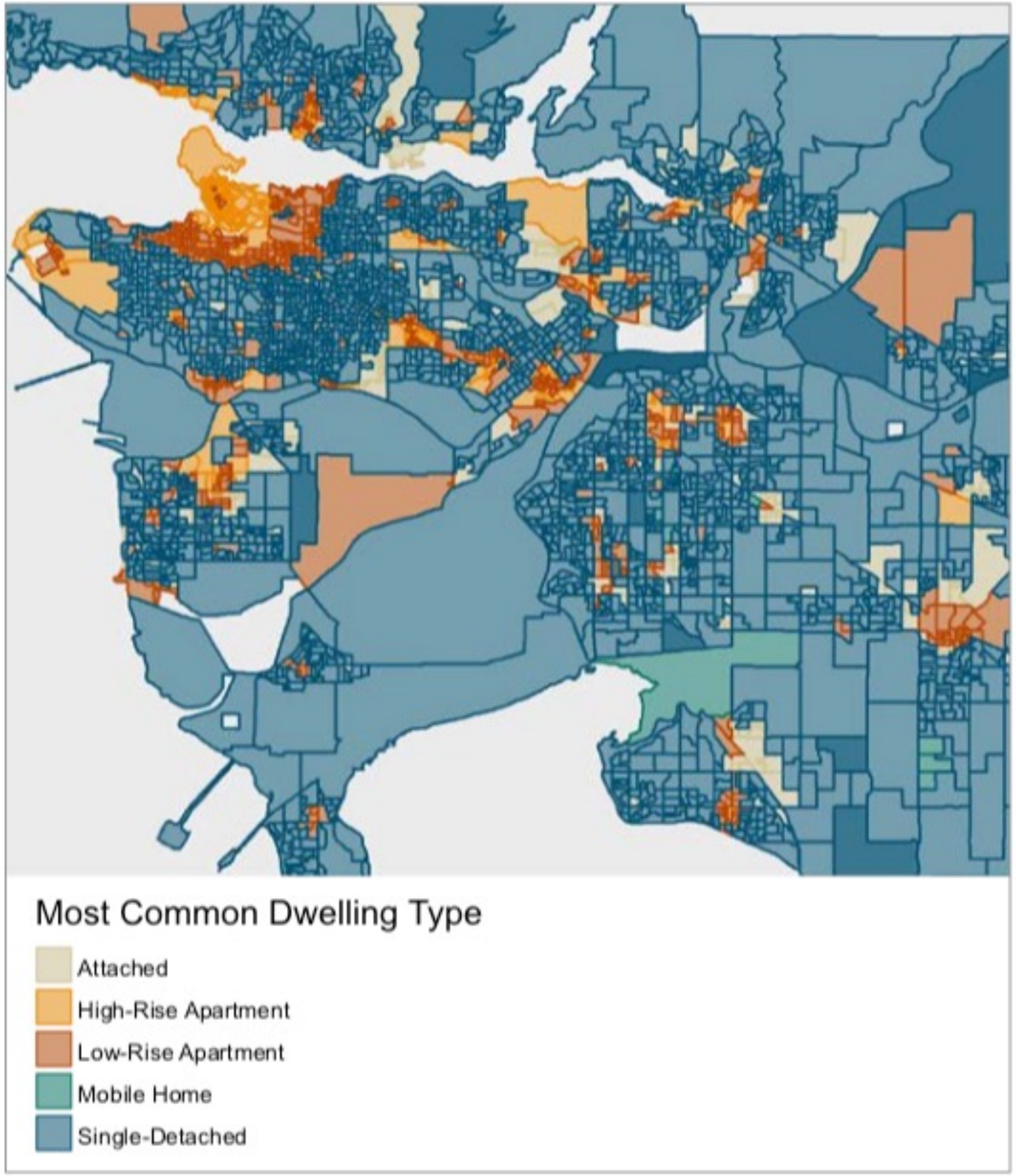


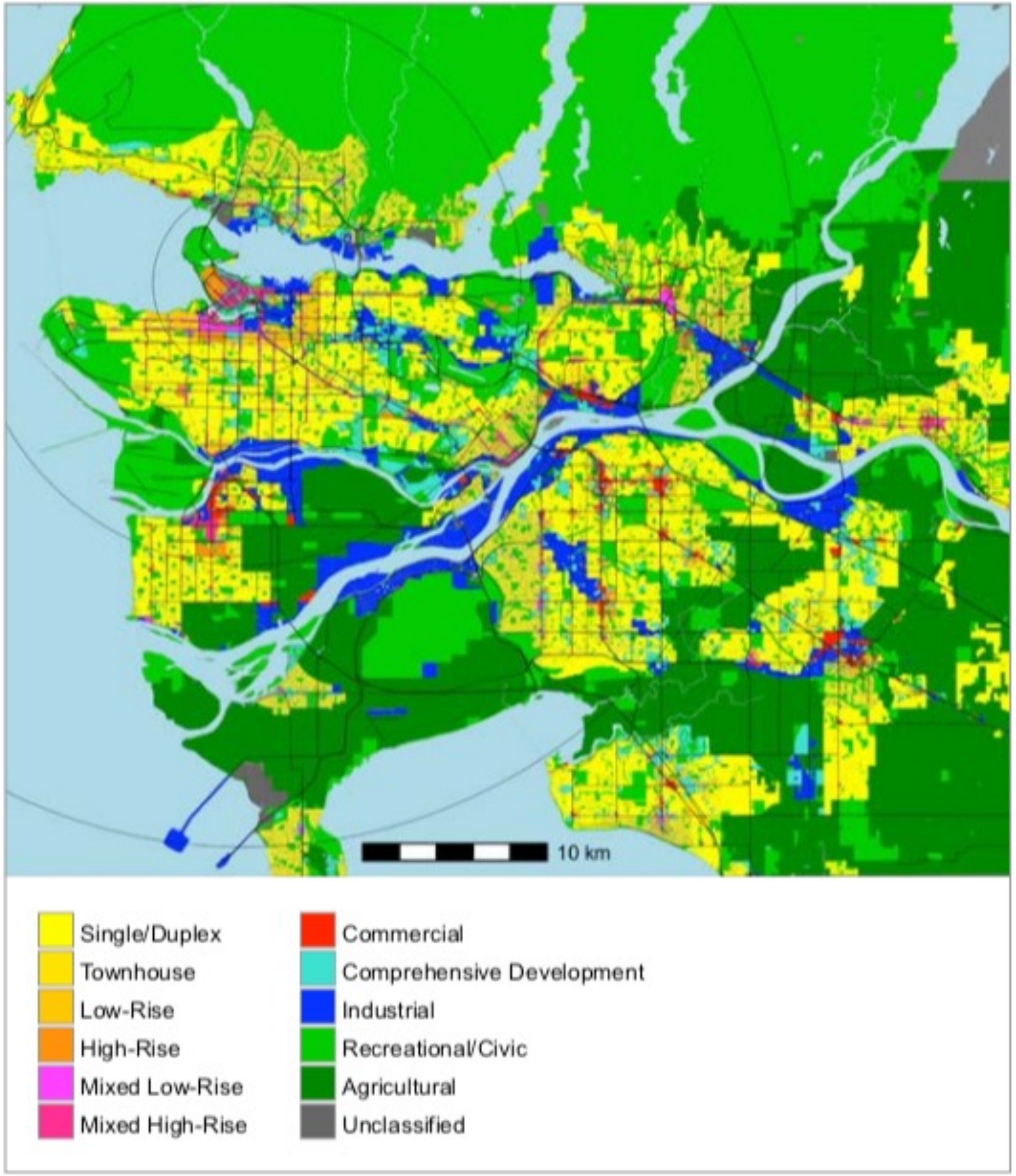
High-rise Apartment
High-rise Apartment
(8 STOREYS)
Low-rise Apartment
(UP TO 4 STOREYS)
Courtyard Housing
(APARTMENT)
Stacked Row Housing
Fourplex
Row Housing
(FOURPLEX / STACKED)
Garden Suite
(ABOVE GARAGE)
Garden Suite
(AT GRADE)
Secondary Suite
High-rise Apartme
(20+ STOREYS)
High-rise Apartment
(10 STOREYS)
Mid-rise Apartment
(LESS THAN 6 STOREYS) (MIXED USE)
Courtyard Housing
(SINGLE DETACHED, SEMI-DETACHED, MULTI-FAMILY)
Row Housing
(FIVEPLEX)
Row Housing
(TRIPLEX)
Narrow Lot
Duplex
Semi- detached

Figure 23: Simple dwelling classification, Vancouver CMA



Source: Statistics Canada, Census 2016

Figure 24A: Metro Vancouver zoning



Source: UBC Sociology Zoning Project







Alternative directions

- Provincial-led upzoning framework to overcome local obstacles
    - Enshrine the principle that in exchange for density market development must contribute to affordable housing
- Non-market and co-op rental housing central
    - Macro: 10,000 non-market rental units per year in Metro Vancouver to alleviate the current imbalance in the housing market
    - Micro: wood frame, waived parking req'ts, elim CACs/DCLs
    - Increase capacity of non-profit developers
- Public land acquisition
    - public land banking/assembly prior to rezoning
    - Montreal: right of first refusal to purchase properties put up for sale; affordable social housing
- Progressive property taxation
    - Eliminate HOG, add new brackets on property tax, secondary properties
    - CAC/DCC reform in favour of land value capture

Blanket region-wide RS upzoning

- Double to triple existing density: increase FSR from 0.7 to between 1.5 to 2.0
  - 6 to 12 units on a standard 33’ lot (permitted building area 6,000 to 8,000 sqft)
  - Up to 100’ of frontage for land assembly
  - Ground-oriented, one or two buildings per lot; higher density on corner lots.
- Loosen rules, streamline approvals
  - Reduced front and side setbacks, modest increases in height allowed.
  - Let architects and builders develop a mix of styles and forms.
  - Minimum parking requirements would be eliminated.
  - Over-the-counter approvals for pre-approved templates (New Vancouver special)
- A targeted amount of extra density for each neighbourhood could be purchased
  - This could be auctioned for market projects or granted to non-market projects.

Conditional Upzone: Market development must contribute to affordable housing

- In-kind: 1/4 to 1/3 of new units designated as permanently affordable
  - Could be: strata units where the resale value is capped; a unit purchased as part of a community land trust; or designated rental units managed by the owner, a co-op or a non-profit.
- Or pay a housing affordability levy
  - $400 per upzoned sqft in COV (Bryn Davidson)
  - Approximately equal to costs of construction (not land)
  - On a new build to 6,000 sqft this levy would be $1.28 million
- Redevelopments of existing single-family housing *into new single-family housing* would be downzoned to 0.4 to 0.5 FSR
  - Increases up to the previous 0.7 density must be purchased (with proceeds going into affordable housing)

What would redevelopment look like?

- Strata with Housing Affordability Contribution
    - Avert windfall profits for landowners and developers
- Owner-occupier re-development
    - Aging in place, multi-generational housing, other rental
    - Could be partnered with a non-profit
- Market rental with share of dedicated affordable units
    - Housing income limit for Vancouver ($55K) yields max rent of $1375 for 1-BR
- Non-market and coop rental
    - Lower break-even rents possible with contributed land