

Refers to Referral Report Item #5
Public Hearing of May 24th, 2022

MEMORANDUM

May 20, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability
Dan Garrison, Assistant Director, Housing Policy and Regulation

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4949-5255 Heather St and 657 W 37th Ave (Heather Lands) – Housing Needs Report

RTS #: 15100

The following information is offered regarding the Housing Needs Report received by Council on April 27, 2022 after referral of the above item on April 12, 2022.

Housing Needs Report

In response to increasing concerns about housing costs and their impacts on residents across British Columbia, the BC Provincial government introduced a new Housing Needs Report requirement for all BC municipalities, effective in 2019. At least once every 5 years, Council must receive a Housing Needs Report meeting Provincial requirements. Council must consider the most recent housing needs report and the housing information on which the report is based, when creating a development plan, or when amending a development plan in relation to housing policies of the Council respecting affordable housing, rental housing and special needs housing.

On April 27, 2022, Council resolved at a public meeting to receive a Housing Needs Reports prepared by staff. The document is [posted on the City's website](#), and includes data and analysis from the most recent 2016 Census on the housing situation of Vancouver residents and an accounting of current and future housing need.

Key findings from the needs report include the following:

- Approximately 77,000 households are experiencing housing need due to unaffordable, unsuitable, or inadequate housing as reported in 2016 Census data, plus approximately 2,000 individuals are experiencing homelessness and 7,000 people are living in Single-Room Occupancy (SRO) hotels. There is a projection of approximately 50,000 net new households (~85,000 people) resulting from growth and development in Vancouver over 10 years.
- Housing needs in Vancouver are diverse, with needs identified across the full range of household types, incomes, and occupations. Housing affordability pressures impact many households, but fall disproportionately on equity-denied groups - including residents who are from Indigenous and racialized communities, seniors, single-parent households, and 2S/LGBTQIA+ - facing increased risk of housing insecurity, displacement, and homelessness.

This rezoning application and associated design guidelines are well supported by the data and findings within the Housing Needs Report. Increasing the amount of social housing along with market and below market rental housing will help meet the diverse range of housing needs among current and future residents.

This memo will form part of the May 24, 2022 Public Hearing agenda package and be available for public viewing.

Regards,



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